Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	27083	09/28/2026
Inspector: Bycha Buxton	Date of Last Inspection (mm/dd/yyyy)	Date of Inspection (mm/dd/yyyy): 09/28/2026
Neighborhood/Census Tract	Type of Inspection: [X] Initial [ ] Special [ ] Reinspection (Cancel)	Project Number

A. General Information
(MW Inspection ID #: 94645)

Street Address of Inspected Unit: 934 MAINE AVE

City | County | State | Zip

Name of Family: 3621 Resident
Current Phone of Family

Current Street Address of Family: 934 MAINE AVE

City | County | State | Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected: Rhonda Harris Williams

Address of Owner or Agent: Rhonda Harris Williams, 2324 Maine Ave, Richmond, CA 94804

Housing Type (check as appropriate)
- [X] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [ ] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[5] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[1905] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X				
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

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4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
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Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

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6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

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4.1 Room Location

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6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

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5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3	Bathroom/Electrical Hazards light needs bulb
3.3	Bathroom/Electrical Hazards plug not ground
4.4	Other Rooms/Security remove bed in front of window fire exit
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
8.1	General Health and Safety/Access to Unit front and back door remove 2 keyed deadbolt from door
7.4	Heating and Plumbing/Water Heater no access
3.3	Bathroom/Electrical Hazards plugs not ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 2 porch lights have exsposed elec
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom, add PRV PIPE
2.10	Kitchen/Stove or Range with Oven replace oven seal
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
3.12	Bathroom/Tub or Shower tub has peiling paint
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
6.4	Building Exterior/Condition of Exterior Surfaces mane panel needs inside cover exsposed elec
2.10	Kitchen/Stove or Range with Oven RF burner non OPP
4.4	Other Rooms/Security remove security bars from window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch light has exsposed elec
1.1	Living Room/Living Room Present SD NON OPP
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose to floor
3.12	Bathroom/Tub or Shower tub rusted at drain ,repair or replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch lightt need globe and bulb and light hanging from wires
2.10	Kitchen/Stove or Range with Oven hood fan screen missing
2.12	Kitchen/Sink tile broke in front of sink cut hazard
3.3	Bathroom/Electrical Hazards light need globe
3.7	Bathroom/Wall Condition tile missing in shower and wall has dryroot
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.7	Other Rooms/Wall Condition closet doors glass broke cut hazard
8.1	General Health and Safety/Access to Unit front door needs weather stripping on bottom
1.1	Living Room/Living Room Present 4/1 - owner requests reschedule to 4/18
2.12	Kitchen/Sink cold water runs all the time , leak under sink
2.5	Kitchen/Window Condition window broke left of stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom

1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs

1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

1.1 Living Room/Living Room Present
SD NON OPP

2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp

2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed

1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor

1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3

1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3

1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.

2.12 Kitchen/Sink
Can not turn off the hot water

2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded

2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls

3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7

2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working

3.12 Bathroom/Tub or Shower
Cold water shower handle loose

8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.

2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink

3.12 Bathroom/Tub or Shower
no hot water to shower

1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.

1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

1.1 Living Room/Living Room Present
1 st floor needs SD added

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door

1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.3 Kitchen/Electrical Hazards
light non opp

3.3 Bathroom/Electrical Hazards
plug hanging from wall

4.3 Other Rooms/Elecrtical Hazards
hall light non opp

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10	Other Rooms/Smoke Detectors SD NON OPP HALL
3.3	Bathroom/Electrical Hazards MASTER bathroom plug falling off wall
7.4	Heating and Plumbing/Water Heater PRV PIPE MISSING
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4	Heating and Plumbing/Water Heater PRV PIPE MISSING
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
2.12	Kitchen/Sink garbage dis non opp
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink does not drain
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both bathroom sinks dont drain
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bathroom sink does not drain
2.3	Kitchen/Electrical Hazards light non OPP
2.10	Kitchen/Stove or Range with Oven RR BURNER NON OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both bathroom sinks dont drain
3.13	Bathroom/Ventilation master bathroom exhaust fan non OPP
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porche deck board has dryroot
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.7	Other Rooms/Wall Condition hall closet door falling apart cut hazardous
2.10	Kitchen/Stove or Range with Oven LF RF BURNERS NON OPP
3.7	Bathroom/Wall Condition need to paint patchs on walls and ceiling
4.4	Other Rooms/Security remove bed from in front of window fire exit
4.4	Other Rooms/Security remove bed from in front of window fire exit
2.10	Kitchen/Stove or Range with Oven hood fan screen missing
3.3	Bathroom/Electrical Hazards GFI PLUG PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RR BURNER NON OPP
7.4	Heating and Plumbing/Water Heater 1 needs Earth quake strapes on bottom and top
1.3	Living Room/Electrical Hazards sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing
2.3 Kitchen/Electrical Hazards
plUG not ground
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing
5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819
8/18 - tenant stated will not be there for inspection and is moving out on 8/24

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

2.10 Kitchen/Stove or Range with Oven
microwave handle broken

2.13 Kitchen/Space for Storage, Prep and Serving
2 drower faces missing

2.10 Kitchen/Stove or Range with Oven
buRNER light stays on all the time

2.10 Kitchen/Stove or Range with Oven
mic. wave handel missing

4.10 Other Rooms/Smoke Detectors
non opp

7.4 Heating and Plumbing/Water Heater
remove boxes around waterr heater fire hazard

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plUG plate broke

5.3 Secondary Rooms/Electrical Hazards
laundryroom sub panel needs breaker plug

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom door falling off at bottom

2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
front bathroom toilet does not flush

4.10 Other Rooms/Smoke Detectors
miSSING exsposed elc

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom

2.1 Kitchen/Kitchen Area Present
Air vent cover top of microwave broken. Repair/Replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Light in laundry room in-operable

1.1 Living Room/Living Room Present
Smoke detector in hallway in-operable

7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater

2.10 Kitchen/Stove or Range with Oven
replace burner incerts rusting, over door broken

3.7 Bathroom/Wall Condition
Master bath- wall damaged next to shower, water damaged

7.4 Heating and Plumbing/Water Heater
Install second hot water heater strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom- toilet will not flush

3.3 Bathroom/Electrical Hazards
Repair/Replace light fixture in bathroom (master)

2.12 Kitchen/Sink
Dishwasher leaking water from nozzle to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath toilet not flushing

3.3 Bathroom/Electrical Hazards
Fan cover missing in hallway bathroom

7.4 Heating and Plumbing/Water Heater
Excessive clutter around hot water heater

3.3 Bathroom/Electrical Hazards
GFI bathroom not testing

4.3 Other Rooms/Elecrtical Hazards
Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security
	Front door dont lock properly
	Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present
	exhust fan non opp
2.10	Kitchen/Stove or Range with Oven
	Stove plug non opp
4.4	Other Rooms/Security
	Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features
	no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven
	hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards
	1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security
	Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards
	switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	need thermostat cover missing
7.4	Heating and Plumbing/Water Heater
	need bottom earthquake
	strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present
	10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards
	180 9TH WAS INSPECTED
	switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards
	hall closet has exposed elec
4.6	Other Rooms/Celing Condition
	has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features
	unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater
	need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present
	10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven
	Stove plug not grounded
2.3	Kitchen/Electrical Hazards
	Left wall plug not grounded
3.3	Bathroom/Electrical Hazards
	1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition
	window broken cut hazard
4.8	Other Rooms/Floor Condition
	hole in floor repair
4.10	Other Rooms/Smoke Detectors
	no working S.D. in unit
7.4	Heating and Plumbing/Water Heater
	need earthquake strap on top & bottom
2.12	Kitchen/Sink
	no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leak under sink
3.12	Bathroom/Tub or Shower
	Tub spout missing
3.3	Bathroom/Electrical Hazards
	GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces
	carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok
1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
2.3 Kitchen/Electrical Hazards
light over stove not working
3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling
4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2 address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.
1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.
2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.
3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.
4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.
4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.
8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.
8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.
1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.
2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.
2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.
1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA
1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.
2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.
3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.
4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.
4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.
8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.
8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.
1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.

1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.

8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.

1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.

1.1 Living Room/Living Room Present
510-237-5133

1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.

2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.

1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.

2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.

1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).

1.1 Living Room/Living Room Present
Pre-call 415-244-1274

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Pre-call 415-244-1274

1.1 Living Room/Living Room Present
Pre-call 415-244-1274

1.1 Living Room/Living Room Present
510-410-6568

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643

1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.

1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14

2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.

1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.

1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
Christina 510-621-8455

1.1 Living Room/Living Room Present
Christina 510-621-8455

1.1 Living Room/Living Room Present
Christina 510-621-8455

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.8 Living Room/Floor Condition
repair / replace carpet throughout

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm

1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603

2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
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The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

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09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.

1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.

4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.

1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.

1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

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No entry no notice given for an inspection.

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No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

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7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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4.7 Other Rooms/Wall Condition
Closet doors off track.

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4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

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1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.6 Living Room/Ceiling Condition
Smoke detector not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10

1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim

1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan

3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway

4.5 Other Rooms/Window Condition
Install screens to windows

5.2 Secondary Rooms/Security
Back door - install weather strip at bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.4 Other Rooms/Security
Remove keyed lock from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate
1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim
2.12 Kitchen/Sink
Install rubber boot to garbage disposal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP light non OPP
7.4	Heating and Plumbing/Water Heater remove boxes around water heater
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater PRV PIPE to short needs to be 6 from floor
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door falling off
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
5.3	Secondary Rooms/Electrical Hazards exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
3.3	Bathroom/Electrical Hazards front bathroom light and exhaust fan non OPP
3.1	Bathroom/Bathroom Present back bathroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater no access
3.6	Bathroom/Ceiling Condition water damage above shower
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater remove boxes around water hearter fire hazard
3.3	Bathroom/Electrical Hazards back bathroom GFI PLUG DOESNT WORK as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER missing
4.10	Other Rooms/Smoke Detectors non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven MIC. wave non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards front bathroom light needs globe
3.3	Bathroom/Electrical Hazards Light in hall bath not working
4.10	Other Rooms/Smoke Detectors smoke detector removed in hallway
2.12	Kitchen/Sink faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-
between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives
there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.

4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.

8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.

8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.

2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:

8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:

2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:

8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.

4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.

4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair

1.1 Living Room/Living Room Present
Pre-call 650-766-9665

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
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Tenant remove all items from hot water heater, fire hazard.
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Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
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Tenant remove all items from hot water heater, fire hazard.
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7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

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No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
fail all 8/30/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready

2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd

5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

2.5 Kitchen/Window Condition
dinning room window is broken replace

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
light is not working

4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover

4.4 Other Rooms/Security
door is damaged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
vent is hanging down

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
4.4 Other Rooms/Security
door knob is missing back room
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed
2.2 Kitchen/Electricty
kitchen light is not working as designed repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030
2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined
1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L
1.3 Living Room/Electrical Hazards
plug is missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L
1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40
1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay
1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.4 Other Rooms/Security
remove dead bolt from door master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).
5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.
4.4 Other Rooms/Security
Remove all locks from bedroom doors.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.
2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.
1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.
4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678
4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.

1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route

1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

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Earthquake straps needed on top and bottom.

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Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.
8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.
4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.
1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.
2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
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1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L
1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.4 Living Room/Security
Repair front door threshold, dry rot.

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
4.4 Other Rooms/Security
Replace broken bedroom door
1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge
2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.
8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.
3.12 Bathroom/Tub or Shower
Left water control leaks when turned on
4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.
1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

3.12 Bathroom/Tub or Shower
install missing door handle screw

5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.7 Living Room/Wall Condition
Repair water damaged wall under window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards

8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard

1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.
1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
3.12 Bathroom/Tub or Shower
Recaulk tub.
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.

1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management

1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.

2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30 min precall 415-706-5268
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.
4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.
4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.
8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L
2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.
3.12 Bathroom/Tub or Shower
Recaulk tub.
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.
1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.
1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.

1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156 No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first
2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.
1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
section 8 unit.

1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.
1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install
3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace

1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

7.4 Heating and Plumbing/Water Heater
Missing earthquake straps

4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior
925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior
925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.

4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244

1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.

1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811

1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.

1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit

1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.

2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.

1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.

1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.
4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.7 Living Room/Wall Condition
Dining room right side.
4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

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1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.
1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior
707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with
30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
1.1 Living Room/Living Room Present
8-5-19 No Show
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.
1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
4.4 Other Rooms/Security
Bedroom 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6	Bathroom/Ceiling Condition Repair cracks in ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls Install CO2 detector in common area
1.1	Living Room/Living Room Present 10-30-19 No Entry 11:35AM
1.1	Living Room/Living Room Present 10-30-19 No Entry 12:05PM
1.1	Living Room/Living Room Present 10-4-19 No Entry 1:50pm
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
4.4	Other Rooms/Security Center rear bedroom - handle loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.4	Heating and Plumbing/Water Heater Install TRP discharge line within 6"inches of ground
2.12	Kitchen/Sink Repair leaking p-trap under sink
8.10	General Health and Safety/Site and Neighborhood Conditions Repair weak leaning fence
6.4	Building Exterior/Condition of Exterior Surfaces Replace damaged vent screen
7.4	Heating and Plumbing/Water Heater Install top and bottom straps on water heater
4.4	Other Rooms/Security Remove key lock from bedroom door
3.4	Bathroom/Security Remove key lock from bathroom door
3.4	Bathroom/Security Remove key lock from bathroom door
4.4	Other Rooms/Security Remove key locks from all bedroom doors
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in common area
4.5	Other Rooms/Window Condition Make dining room window and sill free of peeling paint
1.4	Living Room/Security Remove double cylinder deadbolt from door
4.4	Other Rooms/Security Repair patio screen door off track
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotted wood in rear deck
3.3	Bathroom/Electrical Hazards Correct outlet with reversed polarity
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure loose railing front steps
1.1	Living Room/Living Room Present 10-30-19 No Entry 1:50PM
4.5	Other Rooms/Window Condition Remove black substance in window 2nd floor left rear bedroom
8.6	General Health and Safety/Interior Stairs and Common Halls Hall replace missing closet door knob 2nd floor
1.1	Living Room/Living Room Present CH-9-9-19 pre call 30 min prior 510-221-1942
2.13	Kitchen/Space for Storage, Prep and Serving Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4	Other Rooms/Security
	Remove key lock from bedroom doors
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector in hall
3.12	Bathroom/Tub or Shower
	Re glaze tub to remove rust
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair inoperable sink stopper
1.1	Living Room/Living Room Present
	CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12	Bathroom/Tub or Shower
	Re caulk around tub
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet sink
1.1	Living Room/Living Room Present
	CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4	Other Rooms/Security
	Remove key lock from bedroom doors
7.4	Heating and Plumbing/Water Heater
	Replace TRP discharge line
1.1	Living Room/Living Room Present
	12-2-19 No Entry at 11:00am
	9-27-19 No Entry at 12:45pm
1.6	Living Room/Ceiling Condition
	Repair large hole in ceiling
2.12	Kitchen/Sink
	Repair inoperable garage disposal
1.1	Living Room/Living Room Present
	12-2-19 No Entry at 10:05am
1.7	Living Room/Wall Condition
	Living room repair water damaged areas
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen repair all missing cabinet doors
3.5	Bathroom/Window Condition
	Bathroom repair windows to open close and lock
4.4	Other Rooms/Security
	Replace missing door knobs all bedrooms
4.7	Other Rooms/Wall Condition
	Dinning room complete repair to exposed walls
6.1	Building Exterior/Condition of Foundation
	Seal all holes and gaps in foundation
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair / seal crawl space door
7.4	Heating and Plumbing/Water Heater
	Water heater extend TRP discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut grass
8.4	General Health and Safety/Garbage and Debris
	Remove all garbage and debris, and cars, wood
8.7	General Health and Safety/Other Interior Hazards
	Investigate strong odor coming from under unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure /replace all missing foundation vent covers
1.1	Living Room/Living Room Present
	CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior mesh screen to be repaired as damaged ones can allow infestation
	Replace dry rotted wood on exterior od building multiple areas
8.7	General Health and Safety/Other Interior Hazards
	Garage window broken
	Garage door damaged
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call 510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front

3.5 Bathroom/Window Condition
Repair cracked window pane rear hall

3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall

3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall

4.4 Other Rooms/Security
Remove key lock from right front bedroom door

4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove

4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1 Living Room/Living Room Present
1-6-20 No Entry at 2:00PM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 3:00PM
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.4 Bathroom/Security
Secure loose outlet GFCI
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
1-8-20 No Entry
1.1 Living Room/Living Room Present
1-8-20 No Entry
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10	Kitchen/Stove or Range with Oven
	Calen stove grease build up-fire hazard
4.4	Other Rooms/Security
	Remove key lock from bedroom door
4.7	Other Rooms/Wall Condition
	Repair/replace closet doors off track
1.1	Living Room/Living Room Present
	CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4	Heating and Plumbing/Water Heater
	Replace TRP discharge line
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:30AM
	10-23-19 No Show 10:20am
	CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:10AM
	12-4-198 No Entry at 11:30am
	10-23-19 No Show 11:00AM
	9-11-19 No Entry at 2:05PM
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:45AM
	12-4-19 No Entry at 11:10am
	9-11-19 No Entry at 4:00PM
2.12	Kitchen/Sink
	Secure Faucet
2.3	Kitchen/Electrical Hazards
	Inoperable GFCI above kitchen sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom center right repair/replace faucet knob
4.3	Other Rooms/Elecrtical Hazards
	GFCI is inoperable
4.4	Other Rooms/Security
	Master bedroom remove key lock sliding door
5.2	Secondary Rooms/Security
	Exterior repair right front crawl space
5.3	Secondary Rooms/Electrical Hazards
	Storage room front left missing switch plate cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Missing knockout cover in electrical panal
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair right front fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Missing carbon monoxide detector
1.1	Living Room/Living Room Present
	No Entry at 12:00PM
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
1.1	Living Room/Living Room Present
	10-23-19 No Show at 12:08PM
	9-11-19 No Entry child under age of 18
	CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4	Other Rooms/Security
	Remove key lock from bedroom doors
1.1	Living Room/Living Room Present
	12-4-19 No Entry at 2:20pm
1.1	Living Room/Living Room Present
	No Entry at 2:10PM
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 2:30PM
1.4	Living Room/Security
	Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

4.4 Other Rooms/Security
Repair patio screen door off track - RF

3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.4 Living Room/Security
Adjust screen door to shut and latch properly

3.4 Bathroom/Security
Remove keyed lock on interior door - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Install missing striker plate - Center
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.5 Bathroom/Window Condition
Remove black organic substance -
3.12 Bathroom/Tub or Shower
Repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.6 Living Room/Ceiling Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1	Living Room/Living Room Present
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector and smoke detector
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal foundation vent covers
	secure/seal crawl space door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit rear
1.1	Living Room/Living Room Present
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFCI outlet in bathroom
4.5	Other Rooms/Window Condition
	Repair bedroom window to open , close and lock
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal foundation vent covers
	Repair/replace cover exterior outlet
7.4	Heating and Plumbing/Water Heater
	Install TRP discharge line
1.1	Living Room/Living Room Present
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
1.1	Living Room/Living Room Present
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	2-21-20 no entry
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1	Living Room/Living Room Present
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
4.5	Other Rooms/Window Condition
	Move items king bedroom window
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:20pm
	CH-2-12-20 Pre call 30 min prior 415-686-4164
	5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am
1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
5.2	Secondary Rooms/Security
	Replace missing door knob - Garage
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace missing light fixture cover
1.7	Living Room/Wall Condition
	Repair cracks in wall; make free of peeling paint
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.13	Bathroom/Ventilation
	Replace missing ventilation cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.5	Other Rooms/Window Condition
	Replace missing window lock - left rear
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke and carbon monoxide detectors - Hall
4.5	Other Rooms/Window Condition
	Replace missing window lock - right rear
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12	Kitchen/Sink
	Re-caulk and repair damaged back splash
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Install dryer vent cover
5.3	Secondary Rooms/Electrical Hazards
	Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation
1.4	Living Room/Security
	Remove double cylinder deadbolt lock
3.4	Bathroom/Security
	Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10	Other Rooms/Smoke Detectors
	Install smoke and carbon monoxide detectors - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (Basement)
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
5.3	Secondary Rooms/Electrical Hazards
	Repair inoperable outlet (Basement)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on garage steps
1.3	Living Room/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
3.1	Bathroom/Bathroom Present
	Replace missing cabinet door (Front)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door (Front)
3.8	Bathroom/Floor Condition
	Repair damaged flooring (Hall)
3.12	Bathroom/Tub or Shower
	Repair leaking shower head (Master)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris from backyard
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damaged exterior outlet cover (front)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair cracked and damaged stair coverings (entrance)
4.7	Other Rooms/Wall Condition
	Repair hole in wall - Hallway
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Install collar around flue in kitchen
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
5.3	Secondary Rooms/Electrical Hazards
	Repair inoperable outlet (garage)
2.10	Kitchen/Stove or Range with Oven
	Replace missing control knobs
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detectors (Basement)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door (Front)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Install dryer vent cover
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance - RF
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated

1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Rat infestation

4.4 Other Rooms/Security
Center right bedroom door frame damaged

4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall

4.5 Other Rooms/Window Condition
Right middle bedroom window broken

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing

3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged

3.3 Bathroom/Electrical Hazards
Light fixture inooperable

2.10 Kitchen/Stove or Range with Oven
Stove inoperable

2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down

1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.

1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.

1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain

1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit

2.4 Kitchen/Security
Repair damaged lock

1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

2.10 Kitchen/Stove or Range with Oven
Must be present during inspection

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
4.4 Other Rooms/Security
Repair busted door frame - RR
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood filter cover
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in yard
2.3	Kitchen/Electrical Hazards
	Correct outlet with Hot/neutral reverse (front of stove)
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
3.5	Bathroom/Window Condition
	Replace inoperable window lock
2.5	Kitchen/Window Condition
	Replace inoperable window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
2.3	Kitchen/Electrical Hazards
	Correct outlet with Hot/neutral reverse (front of stove)
1.8	Living Room/Floor Condition
	Repair damaged flooring
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
2.5	Kitchen/Window Condition
	Replace missing window lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged flooring - Laundry room
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5
1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior
510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris
that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet to floor
3.12	Bathroom/Tub or Shower Replace missing backflow diverter
3.5	Bathroom/Window Condition Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition Repair damaged flooring
4.6	Other Rooms/Celing Condition Investigate and remove black organic substance
1.4	Living Room/Security New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven Remove foil - fire hazard
3.5	Bathroom/Window Condition Replace inoperable window lock
4.5	Other Rooms/Window Condition Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater Unable to inspect
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
4.8	Other Rooms/Floor Condition Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on exit door
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and replace damaged rear exterior siding
1.8	Living Room/Floor Condition
	Install threshold between flooring types leading to kitchen and secondary rooms
1.1	Living Room/Living Room Present
	NE at 10:20am on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 9:55am on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 10:00am on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 1:00pm on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 1:50pm on 11/23/21. Gated community.
1.1	Living Room/Living Room Present
	NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1	Living Room/Living Room Present
	NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance on window and sill
1.4	Living Room/Security
	Adjust screen door to close and latch properly
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars to provide egress
5.4	Secondary Rooms/Other Potential Hazardous Features
	Move items blocking egress
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged and rotted handrail on rear steps
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on garage stairs
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers (Garage)
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors. (All bedrooms)
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector - rear unit
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (right of stove)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors. (All bedrooms)
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003

1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508

1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied

1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357

1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357

1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735

1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12

1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Replace missing door knob

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Replace broken window pane

3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners

3.4 Bathroom/Security
Adjust door to shut and latch properly

5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave

3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral

1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Adjust window to lock properly
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12 Kitchen/Sink
Seal all holes under sink
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
5.2 Secondary Rooms/Security
Garage - repair hole in door
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.4 Kitchen/Security
Repair large air gaps around door
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access

1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)

3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
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CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
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N.S left notice took picture
1.1 Living Room/Living Room Present
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N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12-5-22 1pm-4pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace
4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
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1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase

2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage

1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home

1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing

1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair

1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace

8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas

1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces

1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

1.1 Living Room/Living Room Present
no show , tan building is a music store

8.8 General Health and Safety/Elevators
elevator inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
2.12 Kitchen/Sink
faucet loose,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile floor cracked,repair
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.5 Other Rooms/Window Condition
window cracked, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.12 Bathroom/Tub or Shower
caulk around tub
1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.3 Living Room/Electrical Hazards
light inop ,repair
3.4 Bathroom/Security
remove keyed door lock
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
7.4 Heating and Plumbing/Water Heater
no access
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER

1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082

1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.

1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327

1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171

1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken

8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am

1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am

1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair

4.5 Other Rooms/Window Condition
window will not open and close as designed, repair

8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet

2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137

1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair

2.12 Kitchen/Sink
recaulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

7.5 Heating and Plumbing/Water Supply
water off in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.5 Living Room/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair

2.6 Kitchen/Ceiling Condition
excessive discoloration, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair

3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling

3.5 Bathroom/Window Condition
window has black discoloration, remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
closet door off hinges, repair

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install

4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps

8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace

1.1 Living Room/Living Room Present
no access, no entry

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair

2.3 Kitchen/Electrical Hazards
install GFi left of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate

2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps

2.12 Kitchen/Sink
faucet deteriorating, replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure

3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair

2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair

7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets

7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back 10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm

1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417

1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5

1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard

8.4 General Health and Safety/Garbage and Debris
clean back yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of stove

3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace

4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair

6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
light inop,repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
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1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
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JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace

2.5 Kitchen/Window Condition
window screen tattered, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

2.4 Kitchen/Security
patio screen door off track, repair

1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
2.12 Kitchen/Sink
faucet broken/leaking, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit

3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771

1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.

4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.

1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.

3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.

3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace

3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.

4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic

1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector

4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.

1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door

1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair

1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace

1.6 Living Room/Ceiling Condition
excessive black discoloration, repair

1.7 Living Room/Wall Condition
remove excessive black discoloration, repair

1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.
1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts
1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair
1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit

3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink

4.4 Other Rooms/Security
door peeling paint,repair

7.4 Heating and Plumbing/Water Heater
no access

3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
right eye not working.
2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.
4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.4 Kitchen/Security
large gaps at bottom of door,repair
2.5 Kitchen/Window Condition
install missing screens,health and safety hazard
2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair
2.8 Kitchen/Floor Condition
flooring deteriorating,replace
3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
wall peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace
3.3 Bathroom/Electrical Hazards
light switch knob broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair
6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
install missing screens
4.3 Other Rooms/Elecrtical Hazards
install light switch cover
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.12 Bathroom/Tub or Shower
recaulk around tub
1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.

4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.

3.12 Bathroom/Tub or Shower
tub valve leak, cold water.

1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)
4.8 Other Rooms/Floor Condition
tile loose/broken, repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.8 Bathroom/Floor Condition
tile cracked/loose, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
1.4 Living Room/Security
security screen door will not close and lock as designed, repair
2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair
4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified

1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.

2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.

2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.

1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

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1/13/2025
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On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

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3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

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3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.

1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.

6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
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1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

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1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall
3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration
3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard
8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
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1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

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OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock first right side bedroom door

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
1.8 Living Room/Floor Condition
Car tire unit very badly worn – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke and CO detector missing not working properly – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom bathroom sink not working/draining properly just repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway vent damage/repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Water heater not accessible, clear egress, blocking access water heater door
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Living room vent cover damaged – repair/replace
4.4 Other Rooms/Security
Remove Key lock from bedroom door
Door damaged – repair/replace
3.12 Bathroom/Tub or Shower
Master bedroom shower head leaking – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet base loose- repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
2.7 Kitchen/Wall Condition
Hole in wall - repair/repaint
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
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JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
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06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 7/23 she will alert the tenants of the date change.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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30 min pre-call 415-755-7806
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace
2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink

2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use

3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6

8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
GFI inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Clean black discoloration on window

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged

5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
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JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren - repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn - resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
Living room common area CO detector missing - repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
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Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7	Living Room/Wall Condition Heavy yellow discoloration, repair
4.4	Other Rooms/Security Move bed to allow rear door to open as designed
4.6	Other Rooms/Celing Condition Heavy yellow discoloration, repair
4.7	Other Rooms/Wall Condition Heavy yellow discoloration, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition replace missing screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure smoke detector and carbon monoxide detectors to wall
8.7	General Health and Safety/Other Interior Hazards Smoke detector above door inoperable, replace
4.5	Other Rooms/Window Condition replace screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
3.5	Bathroom/Window Condition replace missing screens
2.3	Kitchen/Electrical Hazards Outlet right of refrigerator has hot/nuetral reverse, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector base behind door
1.3	Living Room/Electrical Hazards Outlet right of window has open grounds, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
3.12	Bathroom/Tub or Shower Repair shower head leak in shared common bathroom level 2 hallway
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater in unit
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector missing, install/replace as base present
1.5	Living Room/Window Condition Clean black discoloration on window and window seal
2.5	Kitchen/Window Condition Clean black discoloration on window and window seal
3.12	Bathroom/Tub or Shower Repair shower head leak in shared bathroom in complex hallway level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Evidence of roach infestation in unit, treat unit for infestation
8.6	General Health and Safety/Interior Stairs and Common Halls replace smoke and CO detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards Remove old inoperable smoke detector/bases from ceiling
1.3	Living Room/Electrical Hazards Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
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08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
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CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

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1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable – repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.

1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.

2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.

1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.

1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.

2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.

2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Install striker plates on rear door frame
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace
8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
4.5 Other Rooms/Window Condition
Right window screen missing, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
1.1 Living Room/Living Room Present
9-9-25 no show under renovation
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex

2.12 Kitchen/Sink
repair leak under sink.

2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.

4.4 Other Rooms/Security
remove keylock

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion

2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink

2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Clear items blocking access to window

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.
2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Recaulk kitchen sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
8.1 General Health and Safety/Access to Unit
Install patio screen door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4	Other Rooms/Security
	remove key door lock from bedroom door- not able to inspect room
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub peeling - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
	bedroom door damaged - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors - tenant
	both bedroom doors damaged - repair/replace
	door knob not properly secured - repair/replace
2.12	Kitchen/Sink
	dishwasher door handle damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	master bedroom toilet base loose and not flushing properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	all 3 bedroom smoke detectors inop - repair/replace
1.7	Living Room/Wall Condition
	large hole in wall behind entry door - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

2.12 Kitchen/Sink
Replace missing rubber splashguard

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
1.6	Living Room/Ceiling Condition ceiling fan and wall covered in dust/dirt - remove/clean
4.4	Other Rooms/Security clear egress from blocking window
4.3	Other Rooms/Elecrtical Hazards wall outlet next to bed not working properly - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
4.8	Other Rooms/Floor Condition carpet below bedroom door damaged - repair/replace
4.5	Other Rooms/Window Condition screen missing - repair/replace
1.4	Living Room/Security patio screen damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment earthquake straps missing - repair/replace
1.1	Living Room/Living Room Present 10-6-25 no show property management no access
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair/replace
2.10	Kitchen/Stove or Range with Oven all burner must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/ repair/replace
2.12	Kitchen/Sink dishwasher not working properly - air gap - repair/replace
1.1	Living Room/Living Room Present 10-6-25 no show property management no access to unit
1.1	Living Room/Living Room Present 10-6-25 no show property management no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.13	Bathroom/Ventilation vent fan inop - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
3.4	Bathroom/Security door damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven light not working properly - repair/replace
1.7	Living Room/Wall Condition hole behind front door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards dinning room light cover fixture missing - repair/replace
4.4	Other Rooms/Security bedroom closet door missing - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged - repair/repaint hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4 Other Rooms/Security
remove key door lock on garage door been used for room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out let missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.7 Living Room/Wall Condition
large crack in wall - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
11/10/25 received proof of sale

10-28-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)

7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Patio screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.7 Bathroom/Wall Condition
Closet doors off track, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.7 Other Rooms/Wall Condition
repair hole in wall
1.5 Living Room/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1	Living Room/Living Room Present CH-11-26-25 LL call in said call 415-539-8258 gated area 10-8-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors Missing smoke detector bedroom 2, install.
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4	Other Rooms/Security Install striker plates
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12	Bathroom/Tub or Shower Tub diverter inoperable as unit is stuck in tub mode, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move bed blocking access to window (fire exit)
4.3	Other Rooms/Elecrtical Hazards 1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced. 2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio door screen
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of items stored on patio
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
3.5	Bathroom/Window Condition Lock missing, install
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair
3.12	Bathroom/Tub or Shower Recaulk tub exterior and interior
3.6	Bathroom/Ceiling Condition Treat discoloration on ceiling
3.7	Bathroom/Wall Condition Treat discoloration on walls
4.5	Other Rooms/Window Condition Interior window seal dry rotted, repair
4.3	Other Rooms/Elecrtical Hazards Outlet on right wall lower receptacle has no power, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room
8.4	General Health and Safety/Garbage and Debris Remove excessive items on patio
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
3.4	Bathroom/Security Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
2.3	Kitchen/Electrical Hazards pantry light not properly secured - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower hall shower head loose - repair/replace both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
4.4	Other Rooms/Security bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.2	Kitchen/Electricty dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
4.4	Other Rooms/Security remove key lock from bedroom door
1.8	Living Room/Floor Condition carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace - safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from blocking access to water heater
8.4	General Health and Safety/Garbage and Debris clear walkway on side of house of egress/items
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has a large amounts of overgrowth cut/remove
3.13	Bathroom/Ventilation fan inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email 12-19-25 no show under renovation
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI out let missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink not draining - repair
3.12	Bathroom/Tub or Shower tub peeling resurface/repair/replace
3.7	Bathroom/Wall Condition wall/ceiling above shower discolored - remove
7.5	Heating and Plumbing/Water Supply building hot water not get hot - repair/replace
2.10	Kitchen/Stove or Range with Oven all kitchen burners must self ignite - repair/replace
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.7	Bathroom/Wall Condition Clean discoloration on walls
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
1.4	Living Room/Security Front door doesnt close as designed, repair
2.12	Kitchen/Sink Replace missing rubber splashguard
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater covers in bedrooms
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.5	Other Rooms/Window Condition Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.13	Bathroom/Ventilation Clean dust build up on vent fan
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4	Other Rooms/Security
	clear egress from blocking window
4.5	Other Rooms/Window Condition
	screen missing - repair/replace
4.8	Other Rooms/Floor Condition
	carpet below bedroom door damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake straps missing - repair/replace
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access
4.5	Other Rooms/Window Condition
	bedroom screens missing
1.4	Living Room/Security
	patio screen damaged
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
4.4	Other Rooms/Security
	remove key locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	shower wall peeling - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.12	Kitchen/Sink
	faucet handle loose
2.10	Kitchen/Stove or Range with Oven
	all burner must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat inop - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/ repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat inop - repair/replace
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access to unit
	1-12-26 no show property management no access to unit
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access to unit
	1-12-26 no show property management no access to unit
2.10	Kitchen/Stove or Range with Oven
	oven light not working properly - repair/replace
3.4	Bathroom/Security
	door damaged - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	tub damaged badly repair/replace
	tub peeling - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in both bedrooms missing/inop - repair/replace
4.4	Other Rooms/Security
	bedroom closet door missing - repair/replace
4.7	Other Rooms/Wall Condition
	bedroom wall damaged - repair/repaint
	hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
2.12 Kitchen/Sink
Splashguard missing, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.4 Living Room/Security
Front door not closing and locking as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine
6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace
1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace
4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace
1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover

2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured

3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint

3.3 Bathroom/Electrical Hazards
light in toilet room inop

3.5 Bathroom/Window Condition
screen missing -repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.3 Kitchen/Electrical Hazards
GFCI not testing properly

3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email
4.4 Other Rooms/Security
remove keylock .
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE.
MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE.
MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.7 Bathroom/Wall Condition
wall has discoloration - remove
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
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1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
under renovation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
garbage disposal inop
3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint
2.10 Kitchen/Stove or Range with Oven
right front burner inop
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.4 Bathroom/Security
remove key lock from back hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.5 Living Room/Window Condition
window broken -repair/replace
2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26 JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.5 Kitchen/Window Condition
screen damaged - repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.

3.12 Bathroom/Tub or Shower
Resurface tub

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
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4-30-26 no show no access to property took picture sent email
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4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

3.4 Bathroom/Security
Secure door knob level 1

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

2.12 Kitchen/Sink
faucet base loose - repair/replace

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.4 Bathroom/Security
door knob missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.12 Kitchen/Sink
sink constantly drips - repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

2.6 Kitchen/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

3.12 Bathroom/Tub or Shower
Install safety guide for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

2.12 Kitchen/Sink
faucet base loose
sink drips

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
tub peeling repair/replace

3.7 Bathroom/Wall Condition
hole in wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
left front burner inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
burners not fitting properly

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors
8.1 General Health and Safety/Access to Unit
Install unit number in front of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace
3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show took picture sent email
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
clear egress from blocking window
3.12 Bathroom/Tub or Shower
shower door handle damaged - repair/replace
tub chipping - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
light cover missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
8.2 General Health and Safety/Exits
install quick release on window bars
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry
2.12	Kitchen/Sink dishwasher draining through air gap - repair/replace
1.1	Living Room/Living Room Present 6-16-26 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit left faucet base loose - repair/replace right sink draining slow - repair/replace bottom floor bathroom sink leaking - repair
3.12	Bathroom/Tub or Shower tile grout in shower discolored - remove bottom floor bathroom tub diverter inop - rpair/replace
3.6	Bathroom/Ceiling Condition ceiling above shower has discoloration - remove/repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
4.4	Other Rooms/Security remove key locks from bedroom doors remove key from garage bedroom door
3.6	Bathroom/Ceiling Condition discoloration on ceiling remove/repair/repaint
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 1st floor smoke detector missing 2nd floor Co detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower second sliding door in shower missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry
4.4	Other Rooms/Security remove key lock from garage bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing
3.6	Bathroom/Ceiling Condition very large gap in ceiling surrounding vent - repair
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry 6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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30 min pre-call 510-316-6372 (owner has multiple properties)

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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30 min pre-call 510-260-6864
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JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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30 min pre-call 510-260-6864
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1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
Received proof property was sold
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Received proof property was sold
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit
1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home
8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor

3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room

4.5 Other Rooms/Window Condition
Clear items to allow access to window

3.4 Bathroom/Security
Remove keyed entry lock from door

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS

1.1 Living Room/Living Room Present
unit under renovation

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.12 Kitchen/Sink
leaking faucet repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure

2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.

8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

8.1 General Health and Safety/Access to Unit
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace
3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
6-15-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
4.4 Other Rooms/Security
unable to inspect room due to being locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.2 Secondary Rooms/Security
unable to access back unit due to it being locked
1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
3.12 Bathroom/Tub or Shower
shower door handle damaged - repair/replace
tub chipping - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
light cover missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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install pressure relief pipe

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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CH-7-31-26 Pre call 30 min prior 415-757-7235
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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

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1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

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Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
windows in rear of unit badly worn - repair/repaint

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email no access to property

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.4 Other Rooms/Security
remove key lock from garage bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town

1.1 Living Room/Living Room Present
CH-8-10-26 Pre call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 Pre call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 Pre call 30 min prior 510-715-4804

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1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-213-2687

1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-213-2687

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
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CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
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CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security garage door oper not working as designed - repair/replace garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition frame damaged - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security 2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition 2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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CH-8-28-26 pre call 30 min prior 510-355-7518

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8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door handle not secure - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
3.12 Bathroom/Tub or Shower
faucet back plate not secure - repair
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - inop/missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
unable to test stove large amounts of items covering stove
1.2 Living Room/Electricity
hallway light inop
2.11 Kitchen/Refrigerator
interior light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not secure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key latch from interior bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
dish washer not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4 Other Rooms/Security
bedroom door knob installed backwards - repair/replace
2.12 Kitchen/Sink
dish washer not draining properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON

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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Remove keyed entry lock from door
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals
1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
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install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub
3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove
3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
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1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1	Living Room/Living Room Present
	9-24-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet not testing as designed - repair/replace
4.4	Other Rooms/Security
	remove key lock form bedroom door
3.4	Bathroom/Security
	remove key lock from bathroom door
4.7	Other Rooms/Wall Condition
	wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6	Bathroom/Ceiling Condition
	starting to get discoloration - remove/repair/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	hallway bathroom sink water pressure low - repair
4.3	Other Rooms/Elecrtical Hazards
	garage light cover missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	oven control inop showing F2 code - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
5.2	Secondary Rooms/Security
	garage door opener inop - repair/replace
	large air gap underneath garage back door - repair
4.4	Other Rooms/Security
	remove key lock from 4x bedroom doors
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.8	Other Rooms/Floor Condition
	master bedroom metal lip at bathroom entry not secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8	Kitchen/Floor Condition
	floor lip damaged at kitchen entryway - repair/repalce
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors
	2x bungalows in back yard missing smoke detectors
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features
	garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2	Secondary Rooms/Security
	bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink handle loose not secure - repair/replace
	sink stopper missing in 2x bathrooms - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
8.10	General Health and Safety/Site and Neighborhood Conditions
	front yard has overgrowth - cut/remove
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	master bedroom & hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint

1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area

8.1 General Health and Safety/Access to Unit
no show -tan red trim

1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.

8.1 General Health and Safety/Access to Unit
vacant unit

8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.

8.1 General Health and Safety/Access to Unit
no show- yellow house red trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.

8.1 General Health and Safety/Access to Unit
no show - grey house white trim

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present

1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected
4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.4 Bathroom/Security
Remove latch lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	47667	09/28/2026
Inspector: Bycha Buxton	Date of Last Inspection (mm/dd/yyyy)	Date of Inspection (mm/dd/yyyy): 09/28/2026
Neighborhood/Census Tract	Type of Inspection: [X] Initial [ ] Special [ ] Reinspection (Cancel)	Project Number

A. General Information (MW Inspection ID #: 94646)

Street Address of Inspected Unit: 2201 CUTTING BLVD

City | County | State | Zip

Name of Family: 19661 Resident
Current Phone of Family: 5103052925

Current Street Address of Family: 2201 CUTTING BLVD

City | County | State | Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected: Andres Sanchez Tre Castro 5103052925

Address of Owner or Agent:
Andres Sanchez Tre Castro
Emma Castro De Sanchez
1020 44Th St
Emeryville, CA 94608-3308

Housing Type (check as appropriate)

- [X] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [ ] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[4] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[1971] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X			8/19/26- Received proof of owner occupancy. M.T	
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination					
If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards					
Is the room free from electrical hazards?	X				
4.4 Security					
Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition					
If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition					
Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition					
Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition					
Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint					
Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors					
Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3	Bathroom/Electrical Hazards light needs bulb
3.3	Bathroom/Electrical Hazards plug not ground
4.4	Other Rooms/Security remove bed in front of window fire exit
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
8.1	General Health and Safety/Access to Unit front and back door remove 2 keyed deadbolt from door
7.4	Heating and Plumbing/Water Heater no access
3.3	Bathroom/Electrical Hazards plugs not ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 2 porch lights have exsposed elec
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom, add PRV PIPE
2.10	Kitchen/Stove or Range with Oven replace oven seal
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
3.12	Bathroom/Tub or Shower tub has peiling paint
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
6.4	Building Exterior/Condition of Exterior Surfaces mane panel needs inside cover exsposed elec
2.10	Kitchen/Stove or Range with Oven RF burner non OPP
4.4	Other Rooms/Security remove security bars from window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch light has exsposed elec
1.1	Living Room/Living Room Present SD NON OPP
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose to floor
3.12	Bathroom/Tub or Shower tub rusted at drain ,repair or replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch lightt need globe and bulb and light hanging from wires
2.10	Kitchen/Stove or Range with Oven hood fan screen missing
2.12	Kitchen/Sink tile broke in front of sink cut hazard
3.3	Bathroom/Electrical Hazards light need globe
3.7	Bathroom/Wall Condition tile missing in shower and wall has dryroot
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.7	Other Rooms/Wall Condition closet doors glass broke cut hazard
8.1	General Health and Safety/Access to Unit front door needs weather stripping on bottom
1.1	Living Room/Living Room Present 4/1 - owner requests reschedule to 4/18
2.12	Kitchen/Sink cold water runs all the time , leak under sink
2.5	Kitchen/Window Condition window broke left of stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom

1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs

1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10

1.1 Living Room/Living Room Present
SD NON OPP

2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp

2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed

1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor

1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3

1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3

1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.

2.12 Kitchen/Sink
Can not turn off the hot water

2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded

2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls

3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.3 Living Room/Electrical Hazards
PlUG not ground window wall

4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
see apartment manager, call #

2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.

3.7 Bathroom/Wall Condition
Paint Peeling at Window.

4.3 Other Rooms/Elecrtical Hazards
exposed romex.

2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP

1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED

2.3 Kitchen/Electrical Hazards
2 plUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom

1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)

1.3 Living Room/Electrical Hazards
3 plugs not ground

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
no access

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door

1.3 Living Room/Electrical Hazards
all PLUGS not ground

2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP

4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug

5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch

1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26

7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized

8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10	Other Rooms/Smoke Detectors SD NON OPP HALL
3.3	Bathroom/Electrical Hazards MASTER bathroom plug falling off wall
7.4	Heating and Plumbing/Water Heater PRV PIPE MISSING
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4	Heating and Plumbing/Water Heater PRV PIPE MISSING
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
2.12	Kitchen/Sink garbage dis non opp
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink does not drain
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both bathroom sinks dont drain
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bathroom sink does not drain
2.3	Kitchen/Electrical Hazards light non OPP
2.10	Kitchen/Stove or Range with Oven RR BURNER NON OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both bathroom sinks dont drain
3.13	Bathroom/Ventilation master bathroom exhaust fan non OPP
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porche deck board has dryroot
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.7	Other Rooms/Wall Condition hall closet door falling apart cut hazardous
2.10	Kitchen/Stove or Range with Oven LF RF BURNERS NON OPP
3.7	Bathroom/Wall Condition need to paint patchs on walls and ceiling
4.4	Other Rooms/Security remove bed from in front of window fire exit
4.4	Other Rooms/Security remove bed from in front of window fire exit
2.10	Kitchen/Stove or Range with Oven hood fan screen missing
3.3	Bathroom/Electrical Hazards GFI PLUG PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RR BURNER NON OPP
7.4	Heating and Plumbing/Water Heater 1 needs Earth quake strapes on bottom and top
1.3	Living Room/Electrical Hazards sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing
2.3 Kitchen/Electrical Hazards
plUG not ground
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing
5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819
8/18 - tenant stated will not be there for inspection and is moving out on 8/24

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

2.10 Kitchen/Stove or Range with Oven
microwave handle broken

2.13 Kitchen/Space for Storage, Prep and Serving
2 drower faces missing

2.10 Kitchen/Stove or Range with Oven
buRNER light stays on all the time

2.10 Kitchen/Stove or Range with Oven
mic. wave handel missing

4.10 Other Rooms/Smoke Detectors
non opp

7.4 Heating and Plumbing/Water Heater
remove boxes around waterr heater fire hazard

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plUG plate broke

5.3 Secondary Rooms/Electrical Hazards
laundryroom sub panel needs breaker plug

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom door falling off at bottom

2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
front bathroom toilet does not flush

4.10 Other Rooms/Smoke Detectors
miSSING exsposed elc

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom

2.1 Kitchen/Kitchen Area Present
Air vent cover top of microwave broken. Repair/Replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Light in laundry room in-operable

1.1 Living Room/Living Room Present
Smoke detector in hallway in-operable

7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater

2.10 Kitchen/Stove or Range with Oven
replace burner incerts rusting, over door broken

3.7 Bathroom/Wall Condition
Master bath- wall damaged next to shower, water damaged

7.4 Heating and Plumbing/Water Heater
Install second hot water heater strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom- toilet will not flush

3.3 Bathroom/Electrical Hazards
Repair/Replace light fixture in bathroom (master)

2.12 Kitchen/Sink
Dishwasher leaking water from nozzle to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath toilet not flushing

3.3 Bathroom/Electrical Hazards
Fan cover missing in hallway bathroom

7.4 Heating and Plumbing/Water Heater
Excessive clutter around hot water heater

3.3 Bathroom/Electrical Hazards
GFI bathroom not testing

4.3 Other Rooms/Elecrtical Hazards
Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security
	Front door dont lock properly
	Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present
	exhust fan non opp
2.10	Kitchen/Stove or Range with Oven
	Stove plug non opp
4.4	Other Rooms/Security
	Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features
	no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven
	hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards
	1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security
	Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards
	switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	need thermostat cover missing
7.4	Heating and Plumbing/Water Heater
	need bottom earthquake
	strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present
	10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards
	180 9TH WAS INSPECTED
	switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards
	hall closet has exposed elec
4.6	Other Rooms/Celing Condition
	has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features
	unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater
	need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present
	10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven
	Stove plug not grounded
2.3	Kitchen/Electrical Hazards
	Left wall plug not grounded
3.3	Bathroom/Electrical Hazards
	1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition
	window broken cut hazard
4.8	Other Rooms/Floor Condition
	hole in floor repair
4.10	Other Rooms/Smoke Detectors
	no working S.D. in unit
7.4	Heating and Plumbing/Water Heater
	need earthquake strap on top & bottom
2.12	Kitchen/Sink
	no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leak under sink
3.12	Bathroom/Tub or Shower
	Tub spout missing
3.3	Bathroom/Electrical Hazards
	GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces
	carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to

1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.

1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.

1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.

1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.

2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover

4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover

7.4 Heating and Plumbing/Water Heater
missing bottom strap

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.
2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink
4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.
1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10
1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.
3.3 Bathroom/Electrical Hazards
outlet over sink has open ground
4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4
1.3 Living Room/Electrical Hazards
outlets show open ground
2.3 Kitchen/Electrical Hazards
outlets show open ground
4.4 Other Rooms/Security
repair/replace threshold
4.3 Other Rooms/Elecrtical Hazards
outlets show open ground
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection
1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.
1.4 Living Room/Security
Front screen door broken
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2 address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.
2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.
3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.
4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.
4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.
8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.
8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.
1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.

1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.

8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.

1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.

1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.

1.1 Living Room/Living Room Present
510-237-5133

1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.

2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.

1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.

2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.

1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

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4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

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Install a smoke detector inside bedroom.
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4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add two smoke detectors one for each sleeping room.
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4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515

1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it

1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it

1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it

1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it

1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.

1.1 Living Room/Living Room Present
Owner needs more time.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .

4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Owner needs more time.

1.1 Living Room/Living Room Present
Owner needs more time.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week.
Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
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No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
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Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

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No entry no notice given for an inspection.

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No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.

1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
No entry minors at home !:15 pm

1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.

1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L

1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
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1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
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4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)
1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L
1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.4 Other Rooms/Security
Remove keyed lock from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate
1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim
2.12 Kitchen/Sink
Install rubber boot to garbage disposal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L
1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay
1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP light non OPP
7.4	Heating and Plumbing/Water Heater remove boxes around water heater
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater PRV PIPE to short needs to be 6 from floor
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door falling off
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
5.3	Secondary Rooms/Electrical Hazards exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
3.3	Bathroom/Electrical Hazards front bathroom light and exhaust fan non OPP
3.1	Bathroom/Bathroom Present back bathroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater no access
3.6	Bathroom/Ceiling Condition water damage above shower
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater remove boxes around water hearter fire hazard
3.3	Bathroom/Electrical Hazards back bathroom GFI PLUG DOESNT WORK as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER missing
4.10	Other Rooms/Smoke Detectors non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven MIC. wave non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards front bathroom light needs globe
3.3	Bathroom/Electrical Hazards Light in hall bath not working
4.10	Other Rooms/Smoke Detectors smoke detector removed in hallway
2.12	Kitchen/Sink faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-
between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives
there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3	Other Rooms/Elecrtical Hazards light non opp
8.1	General Health and Safety/Access to Unit trip hazard exsposed nails at front door
1.3	Living Room/Electrical Hazards all PLUGS not grounded in all rooms
8.7	General Health and Safety/Other Interior Hazards no working SD IN HOUSE
2.10	Kitchen/Stove or Range with Oven all buRNERS NON OPP
3.3	Bathroom/Electrical Hazards light need globe
7.4	Heating and Plumbing/Water Heater needs Earth quake straps top and bottom and add PRV PIPE
1.3	Living Room/Electrical Hazards all PLUGS not grounded
2.10	Kitchen/Stove or Range with Oven all buRNERS NON OPP
3.3	Bathroom/Electrical Hazards plug not grounded
4.3	Other Rooms/Elecrtical Hazards all PLUGS not grounded
7.4	Heating and Plumbing/Water Heater UNIT A WAS INSPECTED no access to water heater
2.10	Kitchen/Stove or Range with Oven hood fan screen missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door falling apart
2.3	Kitchen/Electrical Hazards stove plug not grounded
3.3	Bathroom/Electrical Hazards plug not grounded
3.7	Bathroom/Wall Condition water damage by tub on wall
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom add PRV PIPE
8.7	General Health and Safety/Other Interior Hazards no working SD IN HOUSE
2.10	Kitchen/Stove or Range with Oven LF LR BURNERS NON OPP , hood fan non OPP
4.8	Other Rooms/Floor Condition trip hazard on carpet
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom , vent pipe not on
8.1	General Health and Safety/Access to Unit security gate has cut hazardous on bottom of door
3.3	Bathroom/Electrical Hazards plUG not grounded
2.3	Kitchen/Electrical Hazards dinning room plUG not grounded
2.10	Kitchen/Stove or Range with Oven all buRNERS NON OPP
4.3	Other Rooms/Elecrtical Hazards LF BEDROOM pluG not grounded L wall
7.4	Heating and Plumbing/Water Heater needs PRV PIPE ADDED
4.3	Other Rooms/Elecrtical Hazards light need globe
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
8.7	General Health and Safety/Other Interior Hazards no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.

4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.

4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair

1.1 Living Room/Living Room Present
Pre-call 650-766-9665

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

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No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building
1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L
1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm
1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day
2.5 Kitchen/Window Condition
kitchen window needs screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16
1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed
4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Repair / replace back door to open as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater
3.12 Bathroom/Tub or Shower
replace tub over flow cover
3.6 Bathroom/Ceiling Condition
remove mold from closet celing
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
1.4 Living Room/Security
remove double keyed lock from door
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay
1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613
1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay
1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L
1.3 Living Room/Electrical Hazards
light switch is not working as designed
1.7 Living Room/Wall Condition
Repair wall hole. 2
2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
cabinet door is missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area
1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing
1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
3.5 Bathroom/Window Condition
security bars need quick relice
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich
3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25
1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
fail all 8/30/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready

2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd

5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030
2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined
1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L
1.3 Living Room/Electrical Hazards
plug is missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L
1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40
1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay
1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath
1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.
4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00
1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.
1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.
2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).
5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.
1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).
1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.
5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
5.2 Secondary Rooms/Security
Repair/replace damage backdoor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.
1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work
1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.
1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.
1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193
1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.
1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023
1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.
1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.

1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.

1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.

1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L

1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070

1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070

1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070

1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L

1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559

1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.
1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.
1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.
1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L
1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)
1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)
1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L
1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714

5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.4 Living Room/Security
Repair front door threshold, dry rot.

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
4.4 Other Rooms/Security
Replace broken bedroom door
1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge
2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.
8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.
3.12 Bathroom/Tub or Shower
Left water control leaks when turned on
4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.
1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

3.12 Bathroom/Tub or Shower
install missing door handle screw

5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.7 Living Room/Wall Condition
Repair water damaged wall under window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
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Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.4 Other Rooms/Security
Replace broken bedroom door
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.
1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards

8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard

1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.

1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.

2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.
1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.
1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first
2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.
1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
section 8 unit.

1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install
3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace

1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

7.4 Heating and Plumbing/Water Heater
Missing earthquake straps

4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760 Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.
3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.

1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

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CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782
1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.
1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150
1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.
4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.4 Living Room/Security
Security door damaged
1.1 Living Room/Living Room Present
6-28-19 No Show
1.1 Living Room/Living Room Present
6-28-19 Inspector states property is used for commercial use
2.10 Kitchen/If No Stove
right rear burner inoperable
7.4 Heating and Plumbing/Water Heater
discharge pipe needs to be 6" from ground
1.1 Living Room/Living Room Present
6-28-19 Inspector states property is used for commercial use
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side
1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport
4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs
8.4 General Health and Safety/Garbage and Debris
Remove tires from yard
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window
4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted
1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails
3.13 Bathroom/Ventilation
Vent fixture loose
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets
4.4 Other Rooms/Security
Remove key lock bedroom 2 right side
7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
3.3 Bathroom/Electrical Hazards
Outlet not working
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter
8.3 General Health and Safety/Evidence of Infestation
Signs of infestation
8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard
3.12 Bathroom/Tub or Shower
Shower knob missing
Re caulk tub
4.4 Other Rooms/Security
Remove keys locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Need smoke detector in laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter
6.4 Building Exterior/Condition of Exterior Surfaces
Repair support for carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence rear of unit left side
2.11 Kitchen/Refrigerator
Refrigerator missing handle
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12 Kitchen/Sink
Kitchen faucet leaking at spout
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1	Living Room/Living Room Present 6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19 MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366 7/15/19 - reschedule, inspector did not go
1.1	Living Room/Living Room Present CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
1.1	Living Room/Living Room Present CH-5-7-19 Pre call Owner 415-235-5306 when you are near units
2.10	Kitchen/Stove or Range with Oven Kitchen stove burners not self lighting
3.6	Bathroom/Ceiling Condition Bathroom fix tile under window
1.1	Living Room/Living Room Present CH-5-7-19 Pre call Owner 415-235-5306 when you are near units
3.12	Bathroom/Tub or Shower Re caulk tub
3.7	Bathroom/Wall Condition Bathroom broken tiles
4.5	Other Rooms/Window Condition Bedroom window discoloration
1.1	Living Room/Living Room Present CH-5-7-19 Pre call Owner 415-235-5306 when you are near units
3.5	Bathroom/Window Condition Bathroom window discoloration
4.7	Other Rooms/Wall Condition Bedroom 1 wall discoloration
7.4	Heating and Plumbing/Water Heater Water heater needs top and bottom straps
1.1	Living Room/Living Room Present CH-5-7-19 Pre call Owner 415-235-5306 when you are near units
2.10	Kitchen/Stove or Range with Oven Kitchen stove excessive grease
2.3	Kitchen/Electrical Hazards Hot/neutral reverse outlet left of refrigerator
3.3	Bathroom/Electrical Hazards Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition Bathroom ceiling discoloration
4.3	Other Rooms/Elecrtical Hazards Bedroom 1 hot/neutral reverse outlet under window
7.4	Heating and Plumbing/Water Heater Missing pilot cover
7.4	Heating and Plumbing/Water Heater Water heater pilot cover missing
1.1	Living Room/Living Room Present 7-19-19-No Show
3.12	Bathroom/Tub or Shower Bathroom shower diverter not working as designed shower runs with tub
4.4	Other Rooms/Security Remove key lock from hall closet door
2.3	Kitchen/Electrical Hazards Kitchen outlet open ground right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector missing in bedroom 1
4.3	Other Rooms/Elecrtical Hazards All outlets in bedroom 1 are open ground
5.3	Secondary Rooms/Electrical Hazards Laundry room outlets have open ground
6.4	Building Exterior/Condition of Exterior Surfaces Dryer vent cap needed
1.1	Living Room/Living Room Present MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.7	Living Room/Wall Condition Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
3.12 Bathroom/Tub or Shower
Glass shower door needs track
4.6 Other Rooms/Celing Condition
Right bedroom ceiling discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dog
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in left bedroom 2nd floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
4.4 Other Rooms/Security
Remove key lock from bedroom 2 right
6.4 Building Exterior/Condition of Exterior Surfaces
Unit needs address on outside of building
1.7 Living Room/Wall Condition
Living room wall has cracks by front door to be repaired
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 outlets have hot neutral reverse
3.3 Bathroom/Electrical Hazards
Bathroom outlet non GFCI has open ground
2.10 Kitchen/Stove or Range with Oven
Repair or remove inoperable vent fan in kitchen
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to sliding exit door has open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
1.1 Living Room/Living Room Present
8-5-19 No Show
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.
1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
4.4 Other Rooms/Security
Bedroom 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366

1.3 Living Room/Electrical Hazards
Living room outlet by front door broken

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks

1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am

1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161

4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area

8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame

1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM

4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4	Other Rooms/Security
	Remove key lock from bedroom doors
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector in hall
3.12	Bathroom/Tub or Shower
	Re glaze tub to remove rust
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair inoperable sink stopper
1.1	Living Room/Living Room Present
	CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12	Bathroom/Tub or Shower
	Re caulk around tub
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet sink
1.1	Living Room/Living Room Present
	CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4	Other Rooms/Security
	Remove key lock from bedroom doors
7.4	Heating and Plumbing/Water Heater
	Replace TRP discharge line
1.1	Living Room/Living Room Present
	12-2-19 No Entry at 11:00am
	9-27-19 No Entry at 12:45pm
1.6	Living Room/Ceiling Condition
	Repair large hole in ceiling
2.12	Kitchen/Sink
	Repair inoperable garage disposal
1.1	Living Room/Living Room Present
	12-2-19 No Entry at 10:05am
1.7	Living Room/Wall Condition
	Living room repair water damaged areas
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen repair all missing cabinet doors
3.5	Bathroom/Window Condition
	Bathroom repair windows to open close and lock
4.4	Other Rooms/Security
	Replace missing door knobs all bedrooms
4.7	Other Rooms/Wall Condition
	Dinning room complete repair to exposed walls
6.1	Building Exterior/Condition of Foundation
	Seal all holes and gaps in foundation
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair / seal crawl space door
7.4	Heating and Plumbing/Water Heater
	Water heater extend TRP discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut grass
8.4	General Health and Safety/Garbage and Debris
	Remove all garbage and debris, and cars, wood
8.7	General Health and Safety/Other Interior Hazards
	Investigate strong odor coming from under unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure /replace all missing foundation vent covers
1.1	Living Room/Living Room Present
	CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior mesh screen to be repaired as damaged ones can allow infestation
	Replace dry rotted wood on exterior od building multiple areas
8.7	General Health and Safety/Other Interior Hazards
	Garage window broken
	Garage door damaged
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call 510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1	Living Room/Living Room Present 12-20-19 No Entry at 10:30AM
1.1	Living Room/Living Room Present 12-20-19 No Entry at 11:50AM
1.1	Living Room/Living Room Present NO Entry at 11:05AM
1.1	Living Room/Living Room Present 12-20-19 No Entry at 2:50PM
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail front stairs
4.4	Other Rooms/Security Remove keyed locks from all bedroom doors (tenant)
1.3	Living Room/Electrical Hazards Repair inoperable outlet
4.4	Other Rooms/Security Remove all keyed lock from all bedroom doors (tenant)
3.4	Bathroom/Security Remove keyed lock from hall bathroom door (tenant)
4.8	Other Rooms/Floor Condition Repair damaged /torn carpet
6.4	Building Exterior/Condition of Exterior Surfaces Install dryer vent cover
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail on hall steps
4.4	Other Rooms/Security Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2	Secondary Rooms/Security Remove double cylinder deadbolt from garage door
1.8	Living Room/Floor Condition Replace damaged torn carpet
2.7	Kitchen/Wall Condition Repair large hoe in wall
8.7	General Health and Safety/Other Interior Hazards Replace missing smoke detector in living room
4.8	Other Rooms/Floor Condition Repair damaged torn carpet in all bedrooms
4.4	Other Rooms/Security Replace busted frame and door right front bedroom
4.7	Other Rooms/Wall Condition Repair closet doors off track left rear bedroom
2.4	Kitchen/Security Repair busted patio door glass pane Repair patio screen door off track
2.8	Kitchen/Floor Condition Repair damaged threshold
8.4	General Health and Safety/Garbage and Debris Remove excess debris from side yard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure loose toilet 2nd floor remove black substance
4.4	Other Rooms/Security Remove keyed locks from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence backyard
1.1	Living Room/Living Room Present 12-18-19 No Entry at 12:20PM
1.1	Living Room/Living Room Present 12-18-19 No Entry at 12:00PM
1.1	Living Room/Living Room Present 12-18-19 No Entry at 1:30PM
1.1	Living Room/Living Room Present 12-18-19 No Entry at 2:30PM
1.1	Living Room/Living Room Present 12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10	Kitchen/Stove or Range with Oven
	Calen stove grease build up-fire hazard
4.4	Other Rooms/Security
	Remove key lock from bedroom door
4.7	Other Rooms/Wall Condition
	Repair/replace closet doors off track
1.1	Living Room/Living Room Present
	CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4	Heating and Plumbing/Water Heater
	Replace TRP discharge line
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:30AM
	10-23-19 No Show 10:20am
	CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:10AM
	12-4-198 No Entry at 11:30am
	10-23-19 No Show 11:00AM
	9-11-19 No Entry at 2:05PM
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 11:45AM
	12-4-19 No Entry at 11:10am
	9-11-19 No Entry at 4:00PM
2.12	Kitchen/Sink
	Secure Faucet
2.3	Kitchen/Electrical Hazards
	Inoperable GFCI above kitchen sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom center right repair/replace faucet knob
4.3	Other Rooms/Elecrtical Hazards
	GFCI is inoperable
4.4	Other Rooms/Security
	Master bedroom remove key lock sliding door
5.2	Secondary Rooms/Security
	Exterior repair right front crawl space
5.3	Secondary Rooms/Electrical Hazards
	Storage room front left missing switch plate cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Missing knockout cover in electrical panal
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair right front fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Missing carbon monoxide detector
1.1	Living Room/Living Room Present
	No Entry at 12:00PM
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
1.1	Living Room/Living Room Present
	10-23-19 No Show at 12:08PM
	9-11-19 No Entry child under age of 18
	CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4	Other Rooms/Security
	Remove key lock from bedroom doors
1.1	Living Room/Living Room Present
	12-4-19 No Entry at 2:20pm
1.1	Living Room/Living Room Present
	No Entry at 2:10PM
1.1	Living Room/Living Room Present
	1-13-20 No Entry at 2:30PM
1.4	Living Room/Security
	Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls

3.7 Bathroom/Wall Condition
Remove black substance growing on walls

2.3 Kitchen/Electrical Hazards
Install light fixture cover

2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely

1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

4.5 Other Rooms/Window Condition
Install window lock left front bedroom window

4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom

2.4 Kitchen/Security
Replace missing door knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
NO Entry at 11:05AM

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms

2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up

1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove

4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Install missing striker plate - Center
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.5 Bathroom/Window Condition
Remove black organic substance -
3.12 Bathroom/Tub or Shower
Repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.6 Living Room/Ceiling Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020
9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM

1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood

2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am
1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to
4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30
min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19.
Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior
415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to
4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated

1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
5.2	Secondary Rooms/Security
	Replace missing door knob - Garage
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace missing light fixture cover
1.7	Living Room/Wall Condition
	Repair cracks in wall; make free of peeling paint
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.13	Bathroom/Ventilation
	Replace missing ventilation cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.5	Other Rooms/Window Condition
	Replace missing window lock - left rear
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke and carbon monoxide detectors - Hall
4.5	Other Rooms/Window Condition
	Replace missing window lock - right rear
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12	Kitchen/Sink
	Re-caulk and repair damaged back splash
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Install dryer vent cover
5.3	Secondary Rooms/Electrical Hazards
	Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation
1.4	Living Room/Security
	Remove double cylinder deadbolt lock
3.4	Bathroom/Security
	Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10	Other Rooms/Smoke Detectors
	Install smoke and carbon monoxide detectors - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (Basement)
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
5.3	Secondary Rooms/Electrical Hazards
	Repair inoperable outlet (Basement)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on garage steps
1.3	Living Room/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
3.1	Bathroom/Bathroom Present
	Replace missing cabinet door (Front)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door (Front)
3.8	Bathroom/Floor Condition
	Repair damaged flooring (Hall)
3.12	Bathroom/Tub or Shower
	Repair leaking shower head (Master)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris from backyard
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damaged exterior outlet cover (front)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair cracked and damaged stair coverings (entrance)
4.7	Other Rooms/Wall Condition
	Repair hole in wall - Hallway
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Install collar around flue in kitchen
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
5.3	Secondary Rooms/Electrical Hazards
	Repair inoperable outlet (garage)
2.10	Kitchen/Stove or Range with Oven
	Replace missing control knobs
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detectors (Basement)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door (Front)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Install dryer vent cover
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance - RF
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
7.4 Heating and Plumbing/Water Heater
Install seismic straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.

1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet to floor
3.12	Bathroom/Tub or Shower Replace missing backflow diverter
3.5	Bathroom/Window Condition Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition Repair damaged flooring
4.6	Other Rooms/Celing Condition Investigate and remove black organic substance
1.4	Living Room/Security New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven Remove foil - fire hazard
3.5	Bathroom/Window Condition Replace inoperable window lock
4.5	Other Rooms/Window Condition Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater Unable to inspect
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven Repair inoperable range hood
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
4.8	Other Rooms/Floor Condition Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on exit door
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and replace damaged rear exterior siding
1.8	Living Room/Floor Condition
	Install threshold between flooring types leading to kitchen and secondary rooms
1.1	Living Room/Living Room Present
	NE at 10:20am on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 9:55am on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 10:00am on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 1:00pm on 11/23/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1	Living Room/Living Room Present
	NE at 1:50pm on 11/23/21. Gated community.
1.1	Living Room/Living Room Present
	NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1	Living Room/Living Room Present
	NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance on window and sill
1.4	Living Room/Security
	Adjust screen door to close and latch properly
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars to provide egress
5.4	Secondary Rooms/Other Potential Hazardous Features
	Move items blocking egress
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged and rotted handrail on rear steps
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on garage stairs
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers (Garage)
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors. (All bedrooms)
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector - rear unit
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (right of stove)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors. (All bedrooms)
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite; repair damaged oven door
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1	Living Room/Living Room Present
	Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1	Living Room/Living Room Present
	Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1	Living Room/Living Room Present
	Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1	Living Room/Living Room Present
	CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1	Living Room/Living Room Present
	CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1	Living Room/Living Room Present
	CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
	CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged section of fence
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (right of stove)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors. (All bedrooms)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector - rear unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 2nd floor
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers (Garage)
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable ventilation
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on garage stairs
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
1.1	Living Room/Living Room Present
	NE at 12:20pm on 11/29/21. Tenant unavailable.
	2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners

3.4 Bathroom/Security
Adjust door to shut and latch properly

5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave

3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral

1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)
1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair clogged tub
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Adjust window to lock properly
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12 Kitchen/Sink
Seal all holes under sink
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.2 Secondary Rooms/Security
Install deadbolt lock on exit door (laundry room)
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace missing window lock
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.4 Living Room/Security
Install missing door knob
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
3.4 Bathroom/Security
Install strike plate
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12 Kitchen/Sink
Seal all holes under sink
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
5.2 Secondary Rooms/Security
Garage - repair hole in door
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.4 Kitchen/Security
Repair large air gaps around door
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

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N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

7.4 Heating and Plumbing/Water Heater
install new prvp

5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

3.3 Bathroom/Electrical Hazards
light inop,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz

3.1 Bathroom/Bathroom Present
next to kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace

3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

7.4 Heating and Plumbing/Water Heater
install PRVP

4.4 Other Rooms/Security
remove all keyed interior door locks

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

3.12 Bathroom/Tub or Shower
recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.5 Other Rooms/Window Condition
window cracked, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.12 Bathroom/Tub or Shower
caulk around tub
1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.3 Living Room/Electrical Hazards
light inop ,repair
3.4 Bathroom/Security
remove keyed door lock
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
7.4 Heating and Plumbing/Water Heater
no access
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house

1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)

2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)

3.3 Bathroom/Electrical Hazards
open round outlet/repair

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)

8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)

1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint

1.1 Living Room/Living Room Present
no access, tenant not notified

1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.4 Other Rooms/Security
install missing door knob

1.7 Living Room/Wall Condition
replace deteriorating floor

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am

1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am

1.1 Living Room/Living Room Present
Owner number 510-908-2680

1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

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CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
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6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.
1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.
1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER

1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082

1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.

1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327

1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171

1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken

8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace

1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463

1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair

4.5 Other Rooms/Window Condition
window will not open and close as designed, repair

8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet

2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137

1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair

2.12 Kitchen/Sink
recaulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

7.5 Heating and Plumbing/Water Supply
water off in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home
1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.
4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace

3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill

3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair

3.8 Bathroom/Floor Condition
replace deteriorating floor

2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.

1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12	Kitchen/Sink
	Caulking behind sink damaged - repair/replace
	Dishwasher not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners must work - repair/replace
4.4	Other Rooms/Security
	Remove key lock's from bedroom doors
2.10	Kitchen/Stove or Range with Oven
	Stove light not working properly- repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Storage door damage very badly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Poach door damaged- repair/replace
1.8	Living Room/Floor Condition
	Carpeting very bad -repair/replace
2.10	Kitchen/Stove or Range with Oven
	Stove light not working properly - repair/replace
2.12	Kitchen/Sink
	Garage disposal not working properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from bedroom
1.1	Living Room/Living Room Present
	10/06/23 no show green house/red steps
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing Living room/common area smoke detector
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector needed in unit, install
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, cut off by PG&E as repair work needed
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet base to floor
4.10	Other Rooms/Smoke Detectors
	Smoke detector inoperable, replace
4.5	Other Rooms/Window Condition
	Tenant to move personal items blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards
	Replace damaged receptacle left of tv
2.11	Kitchen/Refrigerator
	Door handle missing, repair or replace
2.3	Kitchen/Electrical Hazards
	Outlet left if sink missing cover plate, replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
	Repair and replace thermostat. Ensure heater is working.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Common area smoke detector inoperable, repair or replace
3.12	Bathroom/Tub or Shower
	Leak behind shower control knob, repair
4.10	Other Rooms/Smoke Detectors
	Smoke detector damaged, replace
4.4	Other Rooms/Security
	Remove keyed entry lock
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395

2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator

2.3 Kitchen/Electrical Hazards
repair/ light fixture inop

4.4 Other Rooms/Security
remove key lock entry (X2)

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps

8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace

1.1 Living Room/Living Room Present
no access, no entry

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair

2.3 Kitchen/Electrical Hazards
install GFi left of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate

2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps

2.12 Kitchen/Sink
faucet deteriorating, replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure

3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair

2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair

7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets

7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access
1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair

4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.

1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace

3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair

3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill

3.8 Bathroom/Floor Condition
replace deteriorating floor

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
carpet bunching up, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard

8.4 General Health and Safety/Garbage and Debris
clean back yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of stove

3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace

4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair

6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
light inop,repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
2.12 Kitchen/Sink
faucet broken/leaking, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit
7.4 Heating and Plumbing/Water Heater
no access to water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected
1.1 Living Room/Living Room Present
4/9/24 no access, language barrier
1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.
1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts
1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair
1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit

3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink

4.4 Other Rooms/Security
door peeling paint,repair

7.4 Heating and Plumbing/Water Heater
no access

3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
right eye not working.
2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.
4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.4 Kitchen/Security
large gaps at bottom of door,repair
2.5 Kitchen/Window Condition
install missing screens,health and safety hazard
2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair
2.8 Kitchen/Floor Condition
flooring deteriorating,replace
3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
wall peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.11 Kitchen/Refrigerator
missing handle, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2

4.10 Other Rooms/Smoke Detectors
inop

2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink

4.5 Other Rooms/Window Condition
install window screen

7.4 Heating and Plumbing/Water Heater
hot water inop

8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.

1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit

1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace
3.3 Bathroom/Electrical Hazards
light switch knob broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair
6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
install missing screens
4.3 Other Rooms/Elecrtical Hazards
install light switch cover
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.12 Bathroom/Tub or Shower
recaulk around tub
1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
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light over range out replace bulb.
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.

4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.

3.12 Bathroom/Tub or Shower
tub valve leak, cold water.

1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated

3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair

4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair

2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.

8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..

3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.

3.3 Bathroom/Electrical Hazards
install GFI.

3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

2.11 Kitchen/Refrigerator
light inside inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

4.8 Other Rooms/Floor Condition
carpet damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July.
Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8	Other Rooms/Floor Condition repair/replace ripped /frayed carpet
8.7	General Health and Safety/Other Interior Hazards install missing smoke detector/co detectors in common areas
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite
4.7	Other Rooms/Wall Condition bedroom closet doors off track
1.1	Living Room/Living Room Present 10/3/24 no access, locks changed
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit remove brown discoloration from around sink
3.7	Bathroom/Wall Condition wall above shower water damaged, repair
3.8	Bathroom/Floor Condition trim in front of tub deteriorating, repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio top railing loose/deteriorating, replace
8.1	General Health and Safety/Access to Unit unit is being turned/renovated, finish all repairs upon next inspection
3.12	Bathroom/Tub or Shower tub diverter not working as designed
3.4	Bathroom/Security repair hole in door
3.7	Bathroom/Wall Condition repair broken shelves in bathroom closet
3.8	Bathroom/Floor Condition baseboard pulling of bottom of tub
4.4	Other Rooms/Security repair hole in door
4.7	Other Rooms/Wall Condition repair holes on wall
8.3	General Health and Safety/Evidence of Infestation clean and remove excessive pigeon feces on patio
2.3	Kitchen/Electrical Hazards oven display screen/electrical panel broken, replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hot water faucet handle loose, repair
4.10	Other Rooms/Smoke Detectors install missing smoke detector
4.7	Other Rooms/Wall Condition closet doors off track
8.7	General Health and Safety/Other Interior Hazards install missing smoke detector
4.7	Other Rooms/Wall Condition closet doors off track, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards livingroom smoke detector inoperable
1.1	Living Room/Living Room Present 10/3/24 no access, tenant stated he wasnt notified, refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, repair
1.1	Living Room/Living Room Present 8/27/24 no access, minors in unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12	Kitchen/Sink low water pressure for cold water
3.7	Bathroom/Wall Condition repair peeling paint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified

1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.

2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.

2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.

1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
4.5 Other Rooms/Window Condition
window loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
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JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
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JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall
3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration
3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard
8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
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CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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Section 8
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
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1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2

3.13 Bathroom/Ventilation
Replace severely rusted vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit
1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

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07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7	Living Room/Wall Condition Heavy yellow discoloration, repair
4.4	Other Rooms/Security Move bed to allow rear door to open as designed
4.6	Other Rooms/Celing Condition Heavy yellow discoloration, repair
4.7	Other Rooms/Wall Condition Heavy yellow discoloration, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition replace missing screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure smoke detector and carbon monoxide detectors to wall
8.7	General Health and Safety/Other Interior Hazards Smoke detector above door inoperable, replace
4.5	Other Rooms/Window Condition replace screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
3.5	Bathroom/Window Condition replace missing screens
2.3	Kitchen/Electrical Hazards Outlet right of refrigerator has hot/nuetral reverse, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector base behind door
1.3	Living Room/Electrical Hazards Outlet right of window has open grounds, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
3.12	Bathroom/Tub or Shower Repair shower head leak in shared common bathroom level 2 hallway
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater in unit
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector missing, install/replace as base present
1.5	Living Room/Window Condition Clean black discoloration on window and window seal
2.5	Kitchen/Window Condition Clean black discoloration on window and window seal
3.12	Bathroom/Tub or Shower Repair shower head leak in shared bathroom in complex hallway level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Evidence of roach infestation in unit, treat unit for infestation
8.6	General Health and Safety/Interior Stairs and Common Halls replace smoke and CO detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards Remove old inoperable smoke detector/bases from ceiling
1.3	Living Room/Electrical Hazards Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.

1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace

4.5 Other Rooms/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace smoke detector

1.4 Living Room/Security
replace damaged security door.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater

5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
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JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
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CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.

1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.

1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.

2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.

1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.

1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.

2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.

2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Install striker plates on rear door frame
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace
8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
4.5 Other Rooms/Window Condition
Right window screen missing, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex

2.12 Kitchen/Sink
repair leak under sink.

2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.

4.4 Other Rooms/Security
remove keylock

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion

2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink

2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Clear items blocking access to window

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.
2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Recaulk kitchen sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4	Other Rooms/Security
	remove key door lock from bedroom door- not able to inspect room
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub peeling - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
	bedroom door damaged - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors - tenant
	both bedroom doors damaged - repair/replace
	door knob not properly secured - repair/replace
2.12	Kitchen/Sink
	dishwasher door handle damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	master bedroom toilet base loose and not flushing properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	all 3 bedroom smoke detectors inop - repair/replace
1.7	Living Room/Wall Condition
	large hole in wall behind entry door - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
4.4 Other Rooms/Security
door knob missing
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
2.12 Kitchen/Sink
dishwaser inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.4 Living Room/Security
patio door not locking properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet draws damaged - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub chipping - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.4 Living Room/Security
front door has air gap - repair
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.4 Living Room/Security
front door screen door knob unsecured - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
2.12 Kitchen/Sink
cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am

1.5 Living Room/Window Condition
Window screens torn/damaged. Repair

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4 Other Rooms/Security
remove key door lock on garage door been used for room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out let missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.7 Living Room/Wall Condition
large crack in wall - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
11/10/25 received proof of sale

10-28-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed

1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)

7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Patio screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.7 Bathroom/Wall Condition
Closet doors off track, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.7 Other Rooms/Wall Condition
repair hole in wall
1.5 Living Room/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO_2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
2.3	Kitchen/Electrical Hazards pantry light not properly secured - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower hall shower head loose - repair/replace both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
4.4	Other Rooms/Security bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.2	Kitchen/Electricty dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present 9-29-25 property management not aware of inspection
4.4	Other Rooms/Security remove key lock from bedroom door
1.8	Living Room/Floor Condition carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.12	Kitchen/Sink
	cover below sink missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
1.1	Living Room/Living Room Present
	12-4-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4	Other Rooms/Security
	bedroom closet door of track - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged/inop - repair-replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door knob missing/damaged - repair/replace
1.1	Living Room/Living Room Present
	10-2-25 no show property management no access to unit
	12-4-25 no show property management no access to unit
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12	Bathroom/Tub or Shower
	caulking in tub badly worn - discolored - recaulk - repair
3.7	Bathroom/Wall Condition
	towel rack missing
4.4	Other Rooms/Security
	remove key door lock from bedroom door
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/replace
	caulking in tub worn/ discolored - recaulk - replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat damaged /inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation remove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing/inop
3.12	Bathroom/Tub or Shower
	tub worn - resurface/repair
	caulking worn - recaulk/repair
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - treat/remove
1.8	Living Room/Floor Condition
	carpeting bunching - tripping hazard - repair/replace
2.10	Kitchen/Stove or Range with Oven
	large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4	Living Room/Security
	patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace - safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from blocking access to water heater
8.4	General Health and Safety/Garbage and Debris clear walkway on side of house of egress/items
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has a large amounts of overgrowth cut/remove
3.13	Bathroom/Ventilation fan inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email 12-19-25 no show under renovation
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI out let missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4	Other Rooms/Security
	clear egress from blocking window
4.5	Other Rooms/Window Condition
	screen missing - repair/replace
4.8	Other Rooms/Floor Condition
	carpet below bedroom door damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake straps missing - repair/replace
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access
4.5	Other Rooms/Window Condition
	bedroom screens missing
1.4	Living Room/Security
	patio screen damaged
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
4.4	Other Rooms/Security
	remove key locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	shower wall peeling - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.12	Kitchen/Sink
	faucet handle loose
2.10	Kitchen/Stove or Range with Oven
	all burner must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat inop - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/ repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat inop - repair/replace
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access to unit
	1-12-26 no show property management no access to unit
1.1	Living Room/Living Room Present
	10-6-25 no show property management no access to unit
	1-12-26 no show property management no access to unit
2.10	Kitchen/Stove or Range with Oven
	oven light not working properly - repair/replace
3.4	Bathroom/Security
	door damaged - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	tub damaged badly repair/replace
	tub peeling - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in both bedrooms missing/inop - repair/replace
4.4	Other Rooms/Security
	bedroom closet door missing - repair/replace
4.7	Other Rooms/Wall Condition
	bedroom wall damaged - repair/repaint
	hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.4 Living Room/Security
Front door not closing and locking as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover

2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured

3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint

3.3 Bathroom/Electrical Hazards
light in toilet room inop

3.5 Bathroom/Window Condition
screen missing -repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.3 Kitchen/Electrical Hazards
GFCI not testing properly

3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email
4.4 Other Rooms/Security
remove keylock .
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater has large amount of dust build up - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.5	Bathroom/Window Condition large discoloration around window - remove
3.12	Bathroom/Tub or Shower tub not draining properly/ slow - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces window frames badly worn/damaged - repair/replace
1.4	Living Room/Security security screen door damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside tub very badly discolored/worm -repair/recaulk
2.8	Kitchen/Floor Condition kitchen floor damaged - repair/replace
2.4	Kitchen/Security clear egress blocking door
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors back unit 1st flr smoke detector missing
3.2	Bathroom/Electricty motion detector light not working properly - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present Orwner reported site was sold 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email car detail shop at address
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

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JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
3.12 Bathroom/Tub or Shower
Low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged repair

4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4	Living Room/Security doorbell inop - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security doorbell inop - repair/replace
2.10	Kitchen/Stove or Range with Oven oven door interior seal broken not holding heat in - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer next to oven getting scorched from heat leaking from side of oven
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
1.1	Living Room/Living Room Present 4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both faucet bases are loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces garage door damaged/worn - repair/replace
1.1	Living Room/Living Room Present 4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 3x bedrooms
4.4	Other Rooms/Security remove all 3x key locks from bedroom doors
1.1	Living Room/Living Room Present 4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7	Kitchen/Wall Condition hole in wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 3x bedrooms
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.7	Other Rooms/Wall Condition bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4	Secondary Rooms/Other Potential Hazardous Features smoke detector missing in garage
6.4	Building Exterior/Condition of Exterior Surfaces siding on house very badly dry rotted - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all 3x bedrooms
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment discharge pipe missing
1.1	Living Room/Living Room Present 30 min pre-call 510-230-3332 -- no show owner stated they werent notified of inspection for that unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.12	Bathroom/Tub or Shower handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

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JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
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1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl hallway smoke/Co detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access
2.12 Kitchen/Sink
sink constantly drips - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
1.8 Living Room/Floor Condition
carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.4 Living Room/Security
patio screen handle damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
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CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
4.7 Other Rooms/Wall Condition
bedroom screen missing
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
under renovation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
garbage disposal inop
3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint
2.10 Kitchen/Stove or Range with Oven
right front burner inop
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
2.4	Kitchen/Security
	back door deadbolt not locking properly
	back door screen missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink basin not properly secured to wall - repair/recaulk/repair
3.12	Bathroom/Tub or Shower
	tub peeling resurface/replace
	tub H/C handle broken - replace
	tub diverter not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing in both bedrooms
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
1.1	Living Room/Living Room Present
	3-16-26 no show took picture sent email
	4-21-26 no show took picture sent email
1.1	Living Room/Living Room Present
	4-21-26 no show took picture sent email
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.4	Building Exterior/Condition of Exterior Surfaces
	building paint peeling/chipping badly - repaint/repair
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.4	Other Rooms/Security
	remove key lock from bedroom door
6.4	Building Exterior/Condition of Exterior Surfaces
	building paint peeling and chipping badly - repaint/repair
8.7	General Health and Safety/Other Interior Hazards
	1st & 2nd fl smoke/Co detector missing
6.4	Building Exterior/Condition of Exterior Surfaces
	paint peeling badly - repair/paint
6.3	Building Exterior/Condition of Roof and Gutters
	gutters need clearing/cleaning - vegetation growing - repair/replace
2.12	Kitchen/Sink
	sink leaking - repair/replace
	water damage underneath sink - repair
4.4	Other Rooms/Security
	remove key lock from 2nd fl bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	hole next to light switch - repair
1.1	Living Room/Living Room Present
	3-16-26 No show took picture sent email
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
	hallway Co detector missing
2.10	Kitchen/Stove or Range with Oven
	remove foil from stove
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.4 Bathroom/Security
remove key lock from back hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.5 Living Room/Window Condition
window broken -repair/replace
2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
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4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.4 Other Rooms/Security
bedroom door striker plate missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
1.1 Living Room/Living Room Present
property sold, no new owner information provided
1.1 Living Room/Living Room Present
property sold, no new owner information provided
1.1 Living Room/Living Room Present
property sold, no new owner information provided
1.1 Living Room/Living Room Present
property sold, no new owner information provided
1.1 Living Room/Living Room Present
received proof of owner occupancy
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.1 General Health and Safety/Access to Unit
Install patio door screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

2.12 Kitchen/Sink
faucet base loose - repair/replace

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

2.6 Kitchen/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

3.12 Bathroom/Tub or Shower
Install safety guide for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors
8.1 General Health and Safety/Access to Unit
Install unit number in front of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.5	Kitchen/Window Condition window on side of kitchen not closing smoothly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
2.10	Kitchen/Stove or Range with Oven Oven handle damaged, repair
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
1.7	Living Room/Wall Condition Repair wall above patio door, evidence of water damage
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/ rust. Replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
4.7	Other Rooms/Wall Condition Complete repairs to right wall. soft spot still present
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
2.12	Kitchen/Sink Dishwasher inoperable, repair
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
2.12	Kitchen/Sink 1. Faucet has constant drip, repair 2. Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink
3.13	Bathroom/Ventilation Clean dust build up on vent fan
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Carport heavily soiled throughout unit, clean carpeting
1.1	Living Room/Living Room Present 5/22/26 received proof of Section 8
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace
3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show took picture sent email
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
clear egress from blocking window
3.12 Bathroom/Tub or Shower
shower door handle damaged - repair/replace
tub chipping - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
light cover missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
8.2 General Health and Safety/Exits
install quick release on window bars
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.4 Bathroom/Security
remove key lock from bathroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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PROOF OF SECTION 8
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13	Bathroom/Ventilation
	Ventilation fan inoperable, repair
4.5	Other Rooms/Window Condition
	Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Bedroom heater inoperable, repair
1.4	Living Room/Security
	1. Security gate damaged, repair/replace or remove
	2. Front door has peeling paint on interior side, repair
2.12	Kitchen/Sink
	Dishwasher inoperable, repair
3.4	Bathroom/Security
	Door has peeling paint, repair
4.7	Other Rooms/Wall Condition
	Peeling paint on closet doors, repair
2.10	Kitchen/Stove or Range with Oven
	Range hood has peeling paint/rust. Replace
2.3	Kitchen/Electrical Hazards
	Install GFCI protected receptacles in kitchen by sink
2.5	Kitchen/Window Condition
	Lower portion of window rusted, repair or replace
3.13	Bathroom/Ventilation
	Ceiling fan/light inoperable, repair
2.10	Kitchen/Stove or Range with Oven
	Replace rusted drip pans
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
4.5	Other Rooms/Window Condition
	Lower portion of window rusted, repair or replace
8.1	General Health and Safety/Access to Unit
	Patio door lock inoperable, repair
2.10	Kitchen/Stove or Range with Oven
	Range hood light inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace common area smoke detector as it was removed
1.1	Living Room/Living Room Present
	received proof of sale
2.12	Kitchen/Sink
	Exterior of dishwasher door rusted, repair
2.5	Kitchen/Window Condition
	Lower section of window rusted, replace
3.13	Bathroom/Ventilation
	Vent fan inoperable, repair
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
1.1	Living Room/Living Room Present
	7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12	Kitchen/Sink
	Dishwasher inoperable, repair
3.12	Bathroom/Tub or Shower
	Shower head leaking in rear, repair
3.13	Bathroom/Ventilation
	Vent fan inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Leak at bottom of sink, repair
3.13	Bathroom/Ventilation
	Vent fan inoperable, repair
3.4	Bathroom/Security
	door knob missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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30 min pre-call 510-260-6864
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JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit
1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home
8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor

3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room

4.5 Other Rooms/Window Condition
Clear items to allow access to window

3.4 Bathroom/Security
Remove keyed entry lock from door

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS

1.1 Living Room/Living Room Present
unit under renovation

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT

8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing

1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace

4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce

3.13 Bathroom/Ventilation
fan inop - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.12 Kitchen/Sink
leaking faucet repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure

2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.

8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

8.1 General Health and Safety/Access to Unit
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls hallway has hole in wall - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missinig
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 7-22-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd fl heater inop and cover missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/CO detector - missing/inop
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show tenant refused entry 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing
4.4	Other Rooms/Security door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace
3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
6-15-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
4.4 Other Rooms/Security
unable to inspect room due to being locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.2 Secondary Rooms/Security
unable to access back unit due to it being locked
1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
3.12 Bathroom/Tub or Shower
shower door handle damaged - repair/replace
tub chipping - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
light cover missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.4 Kitchen/Security
smoke detector damaged - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace
3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint
1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4 Kitchen/Security
back door dead bolt not locking as designed - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co exceeds 10yr - replace
4.10 Other Rooms/Smoke Detectors
bedroom exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
8.7 General Health and Safety/Other Interior Hazards
Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
windows in rear of unit badly worn - repair/repaint

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email no access to property

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.4 Other Rooms/Security
remove key lock from garage bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town

1.1 Living Room/Living Room Present
CH-8-10-26 Pre call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 Pre call 30 min prior 510-715-4804

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CH-8-10-26 Pre call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-213-2687

1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-213-2687

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob

1.1 Living Room/Living Room Present
Unit is "A" in front of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace

1.5 Living Room/Window Condition
replace screens

3.3 Bathroom/Electrical Hazards
non working gfci outlet

2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset

2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace

1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.

1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Secure freezer door gasket

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle

8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner

2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink

2.12 Kitchen/Sink
Kitchen sink has a major leak.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair

1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink

8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration

1.5 Living Room/Window Condition
Clean/remove discoloration on windows

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace

4.4 Other Rooms/Security
bedroom door striker plate missing

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub
3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove
3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1	Living Room/Living Room Present
	9-24-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet not testing as designed - repair/replace
4.4	Other Rooms/Security
	remove key lock form bedroom door
3.4	Bathroom/Security
	remove key lock from bathroom door
4.7	Other Rooms/Wall Condition
	wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6	Bathroom/Ceiling Condition
	starting to get discoloration - remove/repair/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	hallway bathroom sink water pressure low - repair
4.3	Other Rooms/Elecrtical Hazards
	garage light cover missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	oven control inop showing F2 code - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
5.2	Secondary Rooms/Security
	garage door opener inop - repair/replace
	large air gap underneath garage back door - repair
4.4	Other Rooms/Security
	remove key lock from 4x bedroom doors
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.8	Other Rooms/Floor Condition
	master bedroom metal lip at bathroom entry not secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8	Kitchen/Floor Condition
	floor lip damaged at kitchen entryway - repair/repalce
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors
	2x bungalows in back yard missing smoke detectors
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features
	garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2	Secondary Rooms/Security
	bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink handle loose not secure - repair/replace
	sink stopper missing in 2x bathrooms - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
8.10	General Health and Safety/Site and Neighborhood Conditions
	front yard has overgrowth - cut/remove
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	master bedroom & hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	22732	09/28/2026
Inspector	**Date of Last Inspection (mm/dd/yyyy)**	**Date of Inspection (mm/dd/yyyy)**
Bycha Buxton		09/28/2026
Neighborhood/Census Tract	**Type of Inspection** Cancel	**Project Number**
	[X] Initial [ ] Special [ ] Reinspection	

A. General Information (MW Inspection ID #: 94657)

Street Address of Inspected Unit
240 S 43RD ST

City	County	State	Zip

Name of Family	Current Phone of Family
15227 Resident	5104063764

Current Street Address of Family
240 S 43RD ST

City	County	State	Zip

Number of Children in Family Under 6
0

Name of Owner or Agent Authorized to Lease Unit Inspected
Sanjay & Elisha Shrestha 5106603771

Address of Owner or Agent
Sanjay & Elisha Shrestha
1156 Richmond St
El Cerrito, CA 94530

Housing Type (check as appropriate)

- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X				
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	40714	09/28/2026
Inspector: Bycha Buxton	Date of Last Inspection (mm/dd/yyyy)	Date of Inspection (mm/dd/yyyy): 09/28/2026
Neighborhood/Census Tract	Type of Inspection: [X] Initial [ ] Special [ ] Reinspection (Cancel)	Project Number

A. General Information (MW Inspection ID #: 94658)

Street Address of Inspected Unit: 244 S 43RD ST

City | County | State | Zip

Name of Family: 3959 RESIDENT
Current Phone of Family: 5106851607

Current Street Address of Family: 244 S 43RD ST

City | County | State | Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected: Sanjay & Elisha Shrestha 5106603771

Address of Owner or Agent: Sanjay & Elisha Shrestha, 1156 Richmond St, El Cerrito, CA 94530

Housing Type (check as appropriate)

- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X				
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	40715	09/28/2026
Inspector	**Date of Last Inspection (mm/dd/yyyy)**	**Date of Inspection (mm/dd/yyyy)**
Bycha Buxton		09/28/2026
Neighborhood/Census Tract	**Type of Inspection**	**Project Number**
	[X] Initial [ ] Special [ ] Reinspection (Cancel)	

A. General Information
(MW Inspection ID #: 94659)

Street Address of Inspected Unit
246 S 43RD ST

City | County | State | Zip

Name of Family: 15227 Resident
Current Phone of Family:

Current Street Address of Family
246 S 43RD ST

City | County | State | Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected
Sanjay & Elisha Shrestha 5106603771

Address of Owner or Agent
Sanjay & Elisha Shrestha
1156 Richmond St
El Cerrito, CA 94530

Housing Type (check as appropriate)
- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X				
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	20918	09/28/2026
Inspector: Frank Arceneaux	Date of Last Inspection (mm/dd/yyyy)	Date of Inspection (mm/dd/yyyy): 09/28/2026
Neighborhood/Census Tract	Type of Inspection: [X] Initial [ ] Special [ ] Reinspection (Cancel)	Project Number

A. General Information (MW Inspection ID #: 94754)

Street Address of Inspected Unit: 3009 GROOM DR apt: A

City | County | State | Zip

Name of Family: 11395 Resident
Current Phone of Family: 5107342251

Current Street Address of Family: 3009 GROOM DR apt: A

City | County | State | Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected: Jerry J Manzanares 5107342251

Address of Owner or Agent: Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Housing Type (check as appropriate)

- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X			Section 8	
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	35341	09/28/2026
Inspector	**Date of Last Inspection (mm/dd/yyyy)**	**Date of Inspection (mm/dd/yyyy)**
Frank Arceneaux		09/28/2026
Neighborhood/Census Tract	**Type of Inspection**	**Project Number**
	[X] Initial [ ] Special [ ] Reinspection (Cancel)	

A. General Information (MW Inspection ID #: 94757)

Street Address of Inspected Unit
3009 GROOM DR apt: D

City	County	State	Zip

Name of Family	Current Phone of Family
11395 Resident	5107342251

Current Street Address of Family
3009 GROOM DR apt: D

City	County	State	Zip

Number of Children in Family Under 6
0

Name of Owner or Agent Authorized to Lease Unit Inspected
Jerry J Manzanares 5107342251

Address of Owner or Agent
Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Housing Type (check as appropriate)

- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X			Section 8	
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

Inspection Form
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 03/31/2004)

Public reporting for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB congtrol number.
This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

PHA	Tenent ID Number	Date of Request (mm/dd/yyyy)
City of Richmond	40713	09/28/2026
Inspector	**Date of Last Inspection (mm/dd/yyyy)**	**Date of Inspection (mm/dd/yyyy)**
Bycha Buxton		09/28/2026
Neighborhood/Census Tract	**Type of Inspection**	**Project Number**
	[X] Initial [ ] Special [ ] Reinspection (Cancel)	

A. General Information (MW Inspection ID #: 94809)

Street Address of Inspected Unit
242 S 43RD ST

City	County	State	Zip

Name of Family: Resident 3959
Current Phone of Family: 5106851607

Current Street Address of Family
242 S 43RD ST

City	County	State	Zip

Number of Children in Family Under 6: 0

Name of Owner or Agent Authorized to Lease Unit Inspected
Sanjay & Elisha Shrestha 5106603771

Address of Owner or Agent
Sanjay & Elisha Shrestha
1156 Richmond St
El Cerrito, CA 94530

Housing Type (check as appropriate)

- [ ] Single Family Detached
- [ ] Duplex or Two Family
- [ ] Row House or Town House
- [X] Low Rise: 3,4 Stories, Including Garden Appartment
- [ ] High Rise; 5 or More Stories
- [ ] Manufactured Home
- [ ] Congregate
- [ ] Cooperative
- [ ] Independent Group Residence
- [ ] Single Room Occupancy
- [ ] Shared Housing
- [ ] Other: (Specify)

B. Summary Decision on the Unit
(to be completed after the form has been filled in)

Housing Quality Standard Pass or Fail

[ ] 1. **Fail** If there are any checks under the column headed "Fail" the **unit** fails the minimum housing quality standards. Discuss with the owner the repairs noted that would be necessary to bring the unit up to the standard.

[X] 2. **Inconclusive** If there are no checks under the column headed and there are checks under the column headed "Inconclusive", obtain additional information necessary for a decision (question owner or tenant as indicated in the item instructions give in this checklist). Once additional information is obtained, change the rating for the item and record the date of verification at the far right of the form.

[ ] 3. **Pass** If neither (1) nor (2) above is checked, the unit passes the minimum housing quality standards. Any additional conditions described in the right hand column of the form should serve to (a) establish the recondition of the unit, (b) indicate possible additional areas to negotiate with the owner, (c) aid in assessing the reasonableness of the rent of the unit, and (d) aid the tenant in deciding amoung possible units to be rented. The tenant is responsible for deciding whether he or she finds these conditions acceptable.

[2] **Unit Size:** Count the number of bedrooms for purposes of the FMR or Payment Standard. Record in box provided.

[0] **Year Constructed:** Enter from Line 5 of the Request for Tenancy Approval form. Recorfd in box provided.

[ ] **Number of Sleeping Rooms:** Count the number of rooms which could be used for sleeping, as identified on the checklist. Record in the box provided.

C. How to Fill Out This Checklist
Complete the checklist on the unit to be occupied (or currently occupied) by the tenant. Proceed through the inspectrion as follows:

Area	Checklist Category
room by room	1. Living Room
	2. Kitchen
	3. Bathroom
	4. All Other Rooms Used for Living
	5. All Secondary Rooms Not Used for Living
basement or utility room	6. Heating & Plumbing
outside	7. Building Exterior
overall	8. General Health and Safety

Each part of the checklist will be accompanied by an explanation of the item to be inspected.
Important: For each item numbered on the checklist, **check one box only** (e.g., check one box only for Item 1.4 "Security, " in the Living Room.)
In the space to the right of the description of the item, if tghe decision on the item is: "Fail" write what repairs are necessary; If "Inconclusive" write in details. Also, if "Pass" but there are some conditions present that need to be brought to the attention of the owner or the tenant, write these in the spaces tgo the right.
If it is an annual inspection, record to the right of the form any repairs made since the last inspection. If possible, record reason for repair (e.g., ordinary maintenance, tenant damage).
If it is a complaint inspection, fill out only those checklist items for which complaint is lodged. Determine, if possible, tenant or owner cause.
Once the checklist has been completed, return to Part B (Summary Decision on the Unit).

1. Living Room

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
1.1	**Living Room Present** Is there a living room?	X				
1.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
1.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
1.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
1.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
1.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
1.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
1.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
1.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

2. Kitchen

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
2.1	**Kitchen Present** Is there a living room?	X				
2.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
2.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
2.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
2.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
2.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
2.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
2.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
2.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				Not Applicable	
2.10	**Stove or Range with Oven** Is there a working oven and a stove (or range) with top burners that work?	X				
	If no oven and stove (or range) are present, is there a microwave oven and, if microwave is owner-supplied do other tenants have microwaves instead of an oven and stove (or range)?	X				
2.11	**Refrigerator** Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?	X				
2.12	**Sink** Is there a kitchen sink that works with hot and cold running water?	X				
2.13	**Space for Storage, Preparation, and Serving of Food** Is there space to store, preare, and serve food?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

3. Bathroom

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
3.1	**Bathroom Present** Is there a living room?	X				
3.2	**Electricity** Are there at least two working outlets or one working outlet and one working light fixture?	X				
3.3	**Electrical Hazards** Is the room free from electrical hazards?	X				
3.4	**Security** Are all windows and doors that are accessible from the outside locable?	X				
3.5	**Window Condition** Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?	X				
3.6	**Ceiling Condition** Is the ceiling sound and free from hazardous defects?	X				
3.7	**Wall Condition** Are the walls sound and free from hazardous defects?	X				
3.8	**Floor Condition** Is the floors sound and free from hazardous defects?	X				
3.9	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
3.10	**Flush Toilet in Enclosed Room in Unit** Is there a working toilet in the unit for the exclusive private use of the tenant?	X				
3.11	**Fixed Wash Basin or Lavatory in Unit** Is there a rworking, permanently installed wash basin with hot and cold running water in the unit?	X				
3.12	**Tub or Shower** Is there a working tub or shower with hot and cold running water in the unit?	X				
3.13	**Ventilation** Are there openable windows or a working vent system?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

4. Supplemental for Other Rooms Used for Living and Halls

For each numbered item, check one box only.

4.1 Room Location

0	right/left/center:	the room is situated to the right, left or center of the unit.
0	front/rear/center:	the room is situated to the back, front or center of the unit.
0	floor level:	the floor level on which the room is located.

Room Code 0

1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room)
2 = Dining Room or Dining Area
3 = Second Living Room, Family Room, Den, Playroom, TV Room
4 = Entrance Halls, Corridors, Halls, Staircases
5 = Additional Bathroom (also check presence of sink trap and clogged toilet)
6 = Other:

Item Description No.	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final
4.2 Electricity/Illumination If Room Code is a 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture?	X				
If Room Code is not a 1, is there a means of illumination? outlet and one working light fixture?	X				
4.3 Electrical Hazards Is the room free from electrical hazards?	X				
4.4 Security Are all windows and doors that are accessible from the outside locable?	X				
4.5 Window Condition If Room Code is a 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?	X				
4.6 Ceiling Condition Is the ceiling sound and free from hazardous defects?	X				
4.7 Wall Condition Are the walls sound and free from hazardous defects?	X				
4.8 Floor Condition Is the floors sound and free from hazardous defects?	X				
4.9 Lead-Based Paint Are the painted surfaces free of deteriorated paint?	X				
If no, does deteriorated surfaces exceed two square feet and/or more than 10% of a component?				☐ Not Applicable	
4.10 Smoke Detectors Is there a working smoke detector on each level?	X				
Do the smoke detectors meet the requirements of NFPA 74?	X				
In units occupied by the hearing impaired, is there an alarm system connected to the smoke detector?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

5. All Secondary Rooms (Rooms not used for living) For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
5.1	None [X] Go to Part 6					
5.2	**Security** Are all windows and doors that are accessible from the outside locable?	X				
5.3	**Electrical Hazards** Are all these rooms free from electrical hazards?	X				
5.4	**Other Potentially Hazardous Features** Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature, explain the hazard and the means of control of interior access to the room.	X				
6.0	**Building Exterior**					
6.1	**Condition of Foundation** Is the foundation sound and free from hazards?	X				
6.2	**Condition of Stairs, Rails and Porches** Are the exterior stairs, rails, and porches sound and free from hazards?	X				
6.3	**Condition of Roof and Gutters** Are the roof, gutters, and downspouts sound and free from hazards?	X				
6.4	**Condition of Exterior Surfaces** Are exterior surfaces sound and free from hazards?	X				
6.5	**Condition of Chimney** Is the chimney sound and free from hazards?					
6.6	**Lead-Based Paint** Are the painted surfaces free of deteriorated paint?	X				
	If no, does deteriorated surfaces exceed 20 sq. ft. of total exterior surfaces?	X			[ ] Not Applicable	
6.7	**Manufactured Homes: Tie Downs** If the unit is a manufactured home,is it properly placed and tied down? If not a manufactured home, check 'Not Applicable."	X				
					[ ] Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

7. Heating and Plumbing

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
7.1	**Adequacy of Heating Equipment** Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living?	X				
7.2	**Saftey of Heating Equipment** Is the unit free from unvented fuel burning space heaters or any other tyhpes of unsafe heating conditions?	X				
7.3	**Ventilation and Adequacy of Cooling** Does the unit have adequate ventilation and cooling by means of openable windows or a working cooling system?	X				
7.4	**Water Heater** Is the water heater located, equipped, and installed in a safe manner?	X				
7.5	**Water Supply** Is the unit served by an appropriate public or private sanitary water supply?	X				
7.6	**Plumbing** Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?	X				
7.7	**Sewer Connection** Is plumbing connected to an approvable public or private disposal dystem, and is it free from sewer back-up?	X				

Additional Comments: (Give Item Number)

Comments continued on a separate page

8. General Health and Safety

For each numbered item, check one box only.

Item No.	Description	Decision: Yes, Pass	Decision: No, Fail	Decision: Inconclusive	If Fail, what repairs are necessary? If Inconclusive, give details. If Pass with comments, give details	If Fail or Inconclusive, date (mm/dd/yy) of final approval
8.1	**Access to Unit** Can the unit be entered without having to go through another unit?	X				
8.2	**Exits** Is there an acceptable fire exit from this building tghat is not blocked?	X				
8.3	**Evidence of Infestation** Is the unit free from rats or severe infestation by mice or vermin?	X				
8.4	**Garbage and Debris** Is the unit free from heavy accumulation of garbage or debris inside and outside?	X				
8.5	**Refuse Disposal** Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approvable by a local agency?	X				
8.6	**Interior Stairs and Common Halls** Are interior stairs and common halls free from hazards to the occupant because of loose, broken, or missing steps on stairways; absent or insecure railings; inadequate lighting; or other hazards?	X				
8.7	**Other Interior Hazards** Is the interior of the unit free from any other hazard not specifically identified previously?	X				
8.8	**Elevators** Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?	X			☐ Not Applicable	
8.9	**Interior Air Quality** Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?	X				
8.10	**Site and Neighborhood Conditions** Are the site and immediate neighborhood free from conditions which would seriously and continuously endanger the health or safety of the residents?	X				
8.11	**Lead-Based Paint: Owner Certification** If the owner of the unit is required to correct any deteriorated paint or lead-based paint hazards at the property, has the Lead-Based Paint Owner's Certification been completed, andreceived by the PHA? If the owner was nogt required to correct any deteriorated paint or lead-based paint hazards, check NA.	X			☐ Not Applicable	

Additional Comments: (Give Item Number)

Comments continued on a separate page

Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and the HA may wish to take them into consideration if decisions about renting the unit and the reasonableness of the rent.
Check/list any positive features found in relation to the unit.

1. Living Room

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

2. Kitchen

- ☐ Dishwasher
- ☐ Separate freezer
- ☐ Garbage disposal
- ☐ Eating counter/breakfast nook
- ☐ Pantry or abundant shelving or cabinets
- ☐ Double oven/self cleaning oven, microwave
- ☐ Double sink
- ☐ High quality cabinets
- ☐ Abundant counter-top space
- ☐ Modern appliance(s)
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

3. Other Rooms Used for Living

- ☐ High quality floors or wall coverings
- ☐ Working fireplace or stove
- ☐ Balcony, patio, deck, porch
- ☐ Special windows or doors
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

4. Bath

- ☐ Special feature shower head
- ☐ Built-in heat lamp
- ☐ Large mirrors
- ☐ Glass door or shower/tub
- ☐ Separate dressing room
- ☐ Double sink or special lavatory
- ☐ Exceptional size relative to needs of family
- ☐ Other: (Specify)

5. Overall Characteristics

- ☐ Storm windcows and doors
- ☐ Other forms of weatherization
- ☐ Screen doors or windows
- ☐ Good upkeep of grounds (i.e. site cleaniless, landscaping, condition of lawn)
- ☐ Garage or parking facilities
- ☐ Driveway
- ☐ Large yard
- ☐ Good maintenance of building
- ☐ Other: (Specify)

6. Disabled Accessib ility

Unit is accessible to a particular disability. ☐ Yes ☐ No

Disability 0

D. Questions to ask the Tenant (Optional)

1. Does the owner make repairs when asked? Yes ☐ No ☐
2. How many people live there? 0
3. How much money do you pay to the owner/agent for rent? $0.00
4. Do you pay for anything else? (specifiy) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range ____ Refrigerator ____ Microwave ____
6. Is there anything else you want to tell us? (specifiy) _____

Inspection Summary (Optional)
Provide a Summary description of each item which resulted in a rating of Fail or Pass with Comments

Tenant ID No.	Inspector	Date of Inspection	Address of Inspected Unit
30447	Bob Wise	04/20/2011	3600 SIERRA RIDGE RD 1104 RICHMOND CA 94806

Type of Inspection: [X] Initial [ ] Special [ ] Reinspection

Item Number	Reason for "Fail" or "Pass with Comments" Rating
4.8	Other Rooms/Floor Condition hall trip hazard on carpet
4.4	Other Rooms/Security hole both sides of door
3.2	Bathroom/Electricty GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven RF BURNER knob does not turn
2.2	Kitchen/Electricty GFI PLUGS PLUG DOESNT work as designed
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
2.12	Kitchen/Sink needs splash guard
3.12	Bathroom/Tub or Shower tub has peiling and chipping paint
3.7	Bathroom/Wall Condition paint raw sheetrock
1.3	Living Room/Electrical Hazards light need globe
2.12	Kitchen/Sink can not turn hot water off properly
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
4.3	Other Rooms/Elecrtical Hazards LC bedroom light need globe
2.3	Kitchen/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors non OPP
4.4	Other Rooms/Security remove head board in front of window fire exit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch llight needs bulb and glob
7.4	Heating and Plumbing/Water Heater no access
1.1	Living Room/Living Room Present No access to unit. Tenant denied entry. Owner informed city AFTER inspection attempt that this is a section 8 unit. WILL INSPECT UNIT 420 C ST NEXT ATTEMPT
1.1	Living Room/Living Room Present Call 30 min B4 510-234-5005 4/19 - SHOULD BE 243 SOUTH 5TH ST
1.1	Living Room/Living Room Present Unit C SD NON OPP
1.3	Living Room/Electrical Hazards plug not ground by door
4.10	Other Rooms/Smoke Detectors hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
LR RR knobs missing on stove
2.7 Kitchen/Wall Condition
need to paint raw sheetrock
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
this unit under construction not ready for inspection no access to other units in this building
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS NOT grounded
3.3 Bathroom/Electrical Hazards
light needs 5 bulbs
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
plug non OPP right side of stove
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
no power,water, gas

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
3.1 Bathroom/Bathroom Present
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
2.7 Kitchen/Wall Condition
window wall as dryroot in corner and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.12 Bathroom/Tub or Shower
when water runs in tub water goes into kitchen behind stove
3.3 Bathroom/Electrical Hazards
switch plate broke
3.7 Bathroom/Wall Condition
tile falling off wall and wll as dryroot
2.3 Kitchen/Electrical Hazards
R of sink plu not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.3 Kitchen/Electrical Hazards
all PLUGS not ground ,diningroom all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
diningroom SD NON OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground and diningroom all PLUGS not ground
3.3 Bathroom/Electrical Hazards
light need bulb
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
5.4 Secondary Rooms/Other Potential Hazardous Features
dinningroom SD NON OPP
1.1 Living Room/Living Room Present
SD NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground
1.7 Living Room/Wall Condition
mil dew on all walls
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not ground and light needs bulb
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plug plate missing L of stove
3.6 Bathroom/Ceiling Condition
need cover on hole
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.4 Other Rooms/Security
LR BEDROOM locked no access

7.4 Heating and Plumbing/Water Heater
no access tenant
2.10 Kitchen/Stove or Range with Oven
RR BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light need globe ,dinning room light needs bulb and globe ,plug not ground left of sink
3.6 Bathroom/Ceiling Condition
mil dew on ceiling
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM , R wall plugs not ground
4.6 Other Rooms/Celing Condition
RR BEDROOM , mil dew on ceiling and walls
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.3 Bathroom/Electrical Hazards
plug not ground , light needs bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non OPP
1.3 Living Room/Electrical Hazards
plug plate missing
3.3 Bathroom/Electrical Hazards
plug not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lights light need globe
1.3 Living Room/Electrical Hazards
plugs not ground
2.10 Kitchen/Stove or Range with Oven
all bURNERS non OPP
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
both bedrooms lights needs globes
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
plug not ground left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.7 Bathroom/Wall Condition
dryroot behind toilet on wall
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
2.10 Kitchen/Stove or Range with Oven
LF RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
plugs not ground
3.3 Bathroom/Electrical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor
3.3 Bathroom/Electrical Hazards
plug not ground light needs bulb
3.5 Bathroom/Window Condition
broke cut hazardous
3.3 Bathroom/Electrical Hazards
plug not ground
2.10 Kitchen/Stove or Range with Oven
LR burner pot holder missing
2.4 Kitchen/Security
back door needs weather stripping on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

3.3 Bathroom/Electrical Hazards
light needs bulb
3.3 Bathroom/Electrical Hazards
plug not ground
4.4 Other Rooms/Security
remove bed in front of window fire exit
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.1 General Health and Safety/Access to Unit
front and back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
plugs not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2 porch lights have exsposed elec
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
replace oven seal
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.12 Bathroom/Tub or Shower
tub has peiling paint
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
6.4 Building Exterior/Condition of Exterior Surfaces
mane panel needs inside cover exsposed elec
2.10 Kitchen/Stove or Range with Oven
RF burner non OPP
4.4 Other Rooms/Security
remove security bars from window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light has exsposed elec
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.12 Bathroom/Tub or Shower
tub rusted at drain ,repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch lightt need globe and bulb and light hanging from wires
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
tile broke in front of sink cut hazard
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
tile missing in shower and wall has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.7 Other Rooms/Wall Condition
closet doors glass broke cut hazard
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom
1.1 Living Room/Living Room Present
4/1 - owner requests reschedule to 4/18
2.12 Kitchen/Sink
cold water runs all the time , leak under sink
2.5 Kitchen/Window Condition
window broke left of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-620-4387
2.10 Kitchen/Stove or Range with Oven
LF,LR,RF BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink
3.3 Bathroom/Electrical Hazards
plug not ground
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.3 Living Room/Electrical Hazards
Outlets not grounded
4.3 Other Rooms/Elecrtical Hazards
Outlets not grounded
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.7 Bathroom/Wall Condition
chipping paint on walls
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.3 Kitchen/Electrical Hazards
right side of stove plUG not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
GFI plug broke replace
3.3 Bathroom/Electrical Hazards
PlUG not ground
4.10 Other Rooms/Smoke Detectors
LF BEDROOM 2st floor needs SD added
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink

3.13 Bathroom/Ventilation
exhaust fan non OPP
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
all need earth quake strapes on bottom and all need PRV PIPE added
1.3 Living Room/Electrical Hazards
light need globe and hanging from wires
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-778-9797
ACCESS CODE FOR GATE IS 1580
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
remove dresser in front of window fire exit
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.3 Living Room/Electrical Hazards
door wall plug not ground
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG right of stove DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RF SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS TO be 6 from floor in 3/4
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp

3.7 Bathroom/Wall Condition
mirror broke cut hazard
2.3 Kitchen/Electrical Hazards
right of stove and left of sink outlet not grounded
2.10 Kitchen/Stove or Range with Oven
left front and right front burners do not work on high repair or replace .
2.12 Kitchen/Sink
sink needs splash guard replace
4.5 Other Rooms/Window Condition
remove things from in front of window fire exit
2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
Light needs bulb and globe
1.1 Living Room/Living Room Present
call 30 min b4 510-776-0740
3/28 - owner requests reschedule to 4/14/11
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
cALL 30 MIN b4 510-685-1519
4/4 - owner requests reschedule to 5/2 due to tenant moving out on 4/19
1.1 Living Room/Living Room Present
Call 15 min B4 510-235-2773
4/1 - owner requests reschedule to 4/18
1.1 Living Room/Living Room Present
4/29/11-Owner would like a call 15 mins B4 going to unit ph# 510-913-4820
1.1 Living Room/Living Room Present
Unit to inspect is B
7.4 Heating and Plumbing/Water Heater
earth quake strap on bottom
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
2.10 Kitchen/Stove or Range with Oven
RR burner NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE NEEDS to be in 3/4 cooper or galvinized
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
5/9/11-Owner call said tenant will only be there 9:00 to 11:30 gv owner a call ph# 510-610-8806
1.1 Living Room/Living Room Present
SD NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time
6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
Unit to be inspection is 911
3.12 Bathroom/Tub or Shower
can not turn cold water off runs
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
1.1 Living Room/Living Room Present
5/5/11-Owner would like a call 30 mins B4 going to units ph# 510-525-5230
4/27/11-Owner would like a call 30 mins B4 going to unit ph# 510-525-5230
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing and all burners non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back of house under construction steps missing safe for tenant
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elec by switch
7.4 Heating and Plumbing/Water Heater
new fail , 2 needs Earth quake strape on bottom 2 needs PRV PIPE added
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plug not ground left of Ref.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
chipping paint on board at roof line
7.4 Heating and Plumbing/Water Heater
all 4 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
5/10/11-Owner would like a call 30 mions B4 going to unit ph# 510-374-8653
3.3 Bathroom/Electrical Hazards
light non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard to livingroom on carpet
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed

4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of stove
3.6 Bathroom/Ceiling Condition
2st floor patch needs painted
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed R of sink
3.6 Bathroom/Ceiling Condition
water damage above shower
3.6 Bathroom/Ceiling Condition
chipping paint in shower area
4.10 Other Rooms/Smoke Detectors
is broke
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burners (three) Not Working.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.3 Living Room/Electrical Hazards
light globe broke cut hazard
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
SmokeDetector NON OPP
1.1 Living Room/Living Room Present
Call 30 min B4 510-235-2345
4/14 - owner requests earlier reinspection on 4/19
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Rear Burner Not Working.
7.4 Heating and Plumbing/Water Heater
PRV PIPE not on properly
1.1 Living Room/Living Room Present
5/4 - Per owner, unit under construction request inspection at alternate unit of

241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need bulb and globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.3 Kitchen/Electrical Hazards
plug not grounded L of sink
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
5/5/11-Owner would like a cal 30 mins B4 going to units ph# 510-262-0351.and advise her would not be penalized
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
2.10 Kitchen/Stove or Range with Oven
LF, LR burners non OPP
4.3 Other Rooms/Elecrtical Hazards
2st floor hall light need globe
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RR buRNERS non OPP
2.3 Kitchen/Electrical Hazards
plUGS not ground R of REF.
3.3 Bathroom/Electrical Hazards
plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedROOM plug not ground R wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
GFI PLUG needs plate
4.10 Other Rooms/Smoke Detectors
can not work
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
oven handel missing
2.3 Kitchen/Electrical Hazards
all GFI PLUGS DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
2.3 Kitchen/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed L of sink

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.4 Living Room/Security
back door remove 2 keyed deadbolt from security gate
4.10 Other Rooms/Smoke Detectors
all bedROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on top
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,and screen missing
2.8 Kitchen/Floor Condition
lino missing in front of sink
4.10 Other Rooms/Smoke Detectors
non OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG plate missing under window
7.4 Heating and Plumbing/Water Heater
all water heaters needs Earth quake strapes top and bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
back door does not lock properly
1.1 Living Room/Living Room Present
Call 30 min B4 510-685-9415
4/26 - owner has dialysis on 5/5, request move to 5/10
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
5926
Call 30 min B4 510-599-7789
4/26 - owner requests move to 5/12
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
2.3 Kitchen/Electrical Hazards
plugs not ground R of sink
1.3 Living Room/Electrical Hazards
plugs not ground
2.3 Kitchen/Electrical Hazards
plugs not ground R wall
2.8 Kitchen/Floor Condition
lino missing in front of REf.
4.7 Other Rooms/Wall Condition
RR BEDROOM sheetrock missing over door

5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
1.1 Living Room/Living Room Present
5/4/11-Owner would like a call 30 mins B4 510-508-0333 or alt# 510-207-0826
2.10 Kitchen/Stove or Range with Oven
fan non OPP remove or repair
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
5/2 - owner faxed proof of Section 8 for this unit. Next inspections will be on 5218
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
Call 30 min B4
5/5 - owner requests reschedule to 5/27
1.1 Living Room/Living Room Present
SD NON OPP 1st floor
4.3 Other Rooms/Elecrtical Hazards
light need bulb and globe LR BEDROOM
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Primary smoke detector not working
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
Call 30 min B4 510-918-7575
1.1 Living Room/Living Room Present
Call 30 min B4 510-719-5594

2.12 Kitchen/Sink
leak under sink
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
outlet not grounded
3.3 Bathroom/Electrical Hazards
light need bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
more then 20 sq ft of chipping of paint along roof line and boards in front have dri rot
7.4 Heating and Plumbing/Water Heater
earth quake strap need on top
2.10 Kitchen/Stove or Range with Oven
right rear burner non-opp .
3.3 Bathroom/Electrical Hazards
light needs bulbs
4.3 Other Rooms/Elecrtical Hazards
light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = broken Handrail. front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater non-opp
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
CALL 30 min B4 707-843-1543
4/21 - pm having surgery request move to 5/12
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom, and add PRV pipe

1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
7.4 Heating and Plumbing/Water Heater
No keys to 2371; Inspected 2381 Downer instead

needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
2.10 Kitchen/Stove or Range with Oven
oven seal 1/2 missing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom paint all patchs
1.1 Living Room/Living Room Present
749 24th ave
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant
2.10 Kitchen/Stove or Range with Oven
LF LR burners non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUGS dont work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 415-515-5132
5/5 - owner requests extension due to difficulty finding parts. move to 5/19
1.1 Living Room/Living Room Present
Call 30 min B4 415-309-3956
5/5 - owner requests move to Th or F, ok for 5/12
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2 PRV PIPE to short needs to be 6from floor
1.1 Living Room/Living Room Present
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.2 Living Room/Electricity
Call 30 min B4 650-766-9665
5/5 - owner requests extension due to delay receiving letter, move to 6/3
1.1 Living Room/Living Room Present
Actual inspected unit is 239

5/4 - Per owner, unit under construction request inspection at alternate unit of 241 S 5th St.

OWNER WILL BE PENALIZED FOR TWO ATTEMPTS AT 243.
2.12 Kitchen/Sink
Can not turn off the hot water
2.3 Kitchen/Electrical Hazards
Right wall - outlet not grounded
2.6 Kitchen/Ceiling Condition
need to paint patches on ceiling and walls
3.6 Bathroom/Ceiling Condition
Chipping and peeling paint

4.3 Other Rooms/Elecrtical Hazards
laundry room - outlet not grounded
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12
4.3 Other Rooms/Elecrtical Hazards
L wall plug not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom GFI PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
7.4 Heating and Plumbing/Water Heater
all needs Earth quake strapes top and bottom and add PRV in copper or galvinized not PVC
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor
1.1 Living Room/Living Room Present
4/22/11-Owner wants a call 1 hr B4 going to unit ph# 510-672-0282
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.
4.4 Other Rooms/Security
Remove dresser from in front of window (fire egress hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed at top and bottom
2.10 Kitchen/Stove or Range with Oven
Left front and left rear Stove/Range Burner Not Working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.7 Other Rooms/Wall Condition
Water leak in closet

1.4 Living Room/Security
Entire unit - put all doors back on hinges

2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. must be made of copper or CPVC

1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim

1.1 Living Room/Living Room Present
PLEASE CALL JERRY 30 MIN B4 - 510-236-2276
5/20 - owner requests reschedule to 6/7

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection

1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim

2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Water damage to ceiling

5.3 Secondary Rooms/Electrical Hazards
Hall - exposed electrical in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on exterior of building

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = repair Cabinet Door.

4.4 Other Rooms/Security
repair broken door jamb

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Stove not working due to pilot out

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9

1.1 Living Room/Living Room Present
CALL OWNER KAREN 30 MIN. BEFORE 925-876-3422

1.1 Living Room/Living Room Present
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner

2.3 Kitchen/Electrical Hazards
outlet - hot/neutral reversed

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
light fixture missing globe

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe

1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-235-7070.
5/26 - unit vacant, no show

1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!

1.4 Living Room/Security
Front door difficult to open or close

8.7 General Health and Safety/Other Interior Hazards
No PG&E in unit, unable to complete inspection of electrical

1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2

1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES

1.1 Living Room/Living Room Present
Call 30 min B4 510-817-1459
5/9 - owner requests earlier reinspection of 5/12

1.1 Living Room/Living Room Present
SD NON OPP

1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

6.4 Building Exterior/Condition of Exterior Surfaces
carport light hanging from wires
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door on carpet
1.1 Living Room/Living Room Present
Unit to be inspection is 911
For 5/26 inspection, please arrive as close to 1pm as possible, tenant must leave at 2pm for work
1.1 Living Room/Living Room Present
Inspected 2381 Downer
Call 30 min B4 707-334-2831
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
2380 garvin
Call 30 min B4 707-334-0503
5/4 - request move to 5/10
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
plUG not ground left of sink and light need globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain properly
3.3 Bathroom/Electrical Hazards
plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM all PLUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
overhang has dryroot all around building
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
Call B4 559-310-1168
3.6 Bathroom/Ceiling Condition
paint all patches
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
6.4 Building Exterior/Condition of Exterior Surfaces
need address on building
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST. THERE IS NO D...CALL 50 MIN B4 650-644-7810
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet
2.3 Kitchen/Electrical Hazards
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
7 need Earth quake strapes top and bottom
1.5 Living Room/Window Condition
both windows do not open

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
dinning room window dont open
4.5 Other Rooms/Window Condition
window dont open or lock
8.7 General Health and Safety/Other Interior Hazards
no working SD in house . All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
SD NON OPP
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
2.3 Kitchen/Electrical Hazards
plug not ground over stove
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed both sides of sink
4.10 Other Rooms/Smoke Detectors
both bedrooms SD NON OPP
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
5/13 - owner requests reschedule to 5/27 so tenant may be present
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
2.10 Kitchen/Stove or Range with Oven
can not read knobs ELC. stove
2.3 Kitchen/Electrical Hazards
plUG not ground R wall
5.3 Secondary Rooms/Electrical Hazards
laundryroom plug not ground
2.12 Kitchen/Sink
garbage dis. non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
3.12 Bathroom/Tub or Shower
tub is chipping cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
oven door does not close all the way
2.12 Kitchen/Sink
garbage dis. non opp
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall ceiling has water damage in front of unit #22
2.11 Kitchen/Refrigerator
makes a lot of noise, frezzer ice up
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
can not turn water off at sink
8.7 General Health and Safety/Other Interior Hazards
no working SD
3.7 Bathroom/Wall Condition
repair hole on wall and paint patch

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
3.6 Bathroom/Ceiling Condition
has water damage patch and paint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom plug plate broke ceiling has exsposed elec 1st floor
2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced
4.8 Other Rooms/Floor Condition
Fire egress hazard - need to clear path to window for fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Fire egress hazard - need to clear a path from bedroom to front door for fire exit
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30 MINUTES BEFORE 510-632-6418
5/16 - Owner requests reschedule to 5/26
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
4.4 Other Rooms/Security
RF BEDROOM remove headboard in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2
2.10 Kitchen/Stove or Range with Oven
can not read knobs on stove for settings ELEC.
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
2.12 Kitchen/Sink
faucet loose to sink
3.5 Bathroom/Window Condition
window crank missing
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plug plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE missing
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
1.1 Living Room/Living Room Present
Call 30 min B4 925-254-3354
4/14 - owner requests reschedule to 5/16 due to being out of town
1.1 Living Room/Living Room Present
SmokeDetector NON OPP

1.1 Living Room/Living Room Present
738 Lassen B
Call tenant Angelina B4 510-703-0611
5/3 - PM requests move to 5/19 to accomodate tenant

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 510-453-4445
4/26 - owner requests move to 5/19

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
plugs not ground

2.3 Kitchen/Electrical Hazards
both plugs not ground R wall

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.3 Living Room/Electrical Hazards
both plugs not ground , exsposed elec wire

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

2.3 Kitchen/Electrical Hazards
plugs not ground

4.3 Other Rooms/Elecrtical Hazards
both plugs not ground , exsposed elec. wire

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

3.13 Bathroom/Ventilation
fan non OPP

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
CORRECT BUILDING ADDRESS IS 225 16TH ST. PLEASE CALL JULIE 40 MINUTES B4 AT 925-858-6362.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/10

1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
2.3 Kitchen/Electrical Hazards
Outlet to right of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
both outlets not grounded
7.4 Heating and Plumbing/Water Heater
Install pressure release pipe
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
outlets not grounded
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
5.2 Secondary Rooms/Security
Basement door - exterior door missing, need to repair or replace and be able to lock
7.4 Heating and Plumbing/Water Heater
Each water heater must have earthquake straps top and bottom
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house
7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/13/11-Owner Connie would like a call 30 mins B4 going to unit ph# home 510-658-4912 or cell 510-316-6372
3.12 Bathroom/Tub or Shower
shower door wheels missing

4.10 Other Rooms/Smoke Detectors
non OPP
2.3 Kitchen/Electrical Hazards
L wall plug not ground ,REF. plug not ground
4.10 Other Rooms/Smoke Detectors
non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30min before Cell# 510-387-5740
alternate# 510-558-7000
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer needs to be vented properly
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized
1.1 Living Room/Living Room Present
CALL FRANK 1 HOUR BEFORE 510-305-5436. IF POSSIBLE PLEASE COME OUT TO UNIT AROUND 12:30PM. TENANT HAS ONLY KEY, WILL BE HOME FOR LUNCH AROUND THAT TIME. FRANK MANAGER OF PROPERTY WILL ALSO BE THERE.
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP ,and exhaust fan non opp
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
1.1 Living Room/Living Room Present
RE INSPECT 426 4TH ST. APT#2 --- CALL OWNER 30 MIN. B4 925-207-4334. HAVE A BEAUTIFUL DAY!
5/23 - owner requests move to 5/27 due to tenant appt.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-5198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/9, told no, complained to city, will move to 6/8 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 5109325198
5/5 - owner requests reschedule to 5/27
5/25 - owner requested to move to 6/3, told no, complained to city, will move to 6/3 NO MORE RESCHEDULES
1.1 Living Room/Living Room Present
Call 30 min B4 510-815-5974
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
Call 30 min B4 510-652-4123 or 510-234-9247
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.1 Living Room/Living Room Present
see apartment manager, call #
2.3 Kitchen/Electrical Hazards
Exposed wires / not properly capped. On left wall behind stove.
3.7 Bathroom/Wall Condition
Paint Peeling at Window.
4.3 Other Rooms/Elecrtical Hazards
exposed romex.
2.10 Kitchen/Stove or Range with Oven
oven knob missing ,hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE NON OPP
1.3 Living Room/Electrical Hazards
all PLUGS not ground ,1 broke plUG plate
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom stairs needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE MISSING COPPER ,GALVINIZED
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
fence R side of building falling down
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
under sink hot side shut off knob missing
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
dinning room 2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-759-7555. PLEASE INSPECT UNIT #C.
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.12 Kitchen/Sink
garbage dis non opp
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line all around building
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE added
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT C
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE to be in copper or galvinized

2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and water heater leaks
1.1 Living Room/Living Room Present
1st floor needs SD added
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF BURNERS NON OPP
2.11 Kitchen/Refrigerator
door seal does not seal on left side
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.7 Bathroom/Wall Condition
patch hole under sink
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366
5/13 - PM requests reschedule to 5/24
5/24 - No show at 10:25am - Inspectors phone broken and could not pre call owner, no penalty to owner for no show as owner had requested pre call.
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.5 Bathroom/Window Condition
window crank broke
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.8 Living Room/Floor Condition
UNIT INSPECTED WAS 543 20TH ST

trip hazard on carpet to hall
2.13 Kitchen/Space for Storage, Prep and Serving
2 drowers missing exsposed nails
4.5 Other Rooms/Window Condition
window crank broke LF BEDROOM
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom water heater needs Earth quake strape on top
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
5/25 - no show brown wood unit with blue metal trim
1.1 Living Room/Living Room Present
5/25 - no access, unit not ready for inspection
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs repair or replace
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath

3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.6 Other Rooms/Celing Condition
Water damage to ceiling
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/10/11-Owner would like a call 30 mins B4 going to unit ph# 510-685-0188. Tenant will be there inplace of the owner
5/26 - BOB SICK, COULD NOT GET REPLACEMENT UNTIL 12
1.2 Living Room/Electricity
5/26 - NO SHOW AT 2:15
1.1 Living Room/Living Room Present
CALL OHANKS MANAGAMENT 30 MIN. B4 510-708-5709.
5/26 - unit vacant, no show.
1.1 Living Room/Living Room Present
CALL OHANKS 30 MIN. B4 510-708-5709 or 510-235-7070. THINK POSITIVE, FEEL POSITIVE. HAVE A GOOD ONE!
1.1 Living Room/Living Room Present
Call 30 min B4 650-218-7460
6/6 - owner requests reschedule to 7/1
2.10 Kitchen/Stove or Range with Oven
LR burner non opp
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
CALL 30 MIN B4 415-845-8218
5/12 - owner request reschedule to 6/2
1.1 Living Room/Living Room Present
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.3 Living Room/Electrical Hazards
plug not ground and plate missing
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
4.4 Other Rooms/Security
remove security bars from window fire exit RC bedroom
4.8 Other Rooms/Floor Condition
RF BEDROOM trip hazard at door on carpet

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing hood fan screen missing

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2

2.10 Kitchen/Stove or Range with Oven
oven handel missing , oven knob is broke

1.1 Living Room/Living Room Present
Call 30 min B4 510-528-2200
5/17 - owner requests move to 6/2

1.1 Living Room/Living Room Present
SD NON OPP

2.12 Kitchen/Sink
garbage dis. non opp

1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393

2.3 Kitchen/Electrical Hazards
plug not ground over stove

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug not ground , plate missing

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galvinized not PVC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21

1.3 Living Room/Electrical Hazards
R wall plUG not ground

2.4 Kitchen/Security
back door needs weather stripping both sides

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM RR BEDROOM all PLUGS not ground

1.1 Living Room/Living Room Present
6/15 - owner out of town, requests reschedule to 7/12

7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection

7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R wall plug not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
LR BURNER MISSING
8.3 General Health and Safety/Evidence of Infestation
evidence of roachs in unit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
5.2 Secondary Rooms/Security
laundryroom remove 2 keyed deadbolt from door
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.5 Living Room/Window Condition
window broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LF buRNER NON 0pp
3.6 Bathroom/Ceiling Condition
water damage , and paint all parchs
4.8 Other Rooms/Floor Condition
trip hazard on carpet going into both bedrooms
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
6/22/11-Owner would like a call 30 mins B4 going to unit ph# 510-593-7177
2.3 Kitchen/Electrical Hazards
R wall plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
6.4 Building Exterior/Condition of Exterior Surfaces
2 vent screens missing in front of building
2.3 Kitchen/Electrical Hazards
plUG not ground by REF.
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
1st floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handel falls off
4.4 Other Rooms/Security
LF BEDROOM door locked need to do inspection no access
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
7.4 Heating and Plumbing/Water Heater
INSPECTION UNIT WAS 407

no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.6 Kitchen/Ceiling Condition
need to paint patch by fan
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD NON OPP IN HOUSE
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
R of sink plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.3 Living Room/Electrical Hazards
plug not ground
2.3 Kitchen/Electrical Hazards
2 plugs not ground
3.3 Bathroom/Electrical Hazards
plug not grounded

7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
6/17/11-Prop mgr Glen call would like a call 30 mins B4 goin to unit ph# 510-3334460
3.5 Bathroom/Window Condition
window broke cut hazardous
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.2 Living Room/Electricity
Call 30 min B4 510-685-9415
6/7 - owner requests a few extra days to 6/15 to complete dryrot repair.
1.1 Living Room/Living Room Present
Call 30 min before 510-526-0151, alternate # 510-815-2003/ Requested to be rescheduled from 6/14/11 to 06/17/11 11-2pm
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.1 Living Room/Living Room Present
6/1 - owner requests reschedule to 7/1
1.2 Living Room/Electricity
6/9 - Owner requests reschedule to next day (june 14) due to meeting on 13.
1.1 Living Room/Living Room Present
owner forgot to notice tenants about inspection for all of 6/10, request new date of 6/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.3 Secondary Rooms/Electrical Hazards
laundryroom , storage , plug switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5
5.4 Secondary Rooms/Other Potential Hazardous Features
garage pipes leaking on ceiling
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5
2.10 Kitchen/Stove or Range with Oven
INSPECTION ADDRESS WAS 6001

all burners non OPP , oven seal missing
3.5 Bathroom/Window Condition
window crank knob missing
4.5 Other Rooms/Window Condition
RR BEDROOM window seal has dryroot big hole

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.3 Living Room/Electrical Hazards
plUGS not ground

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit

2.3 Kitchen/Electrical Hazards
2 plugs not ground

7.4 Heating and Plumbing/Water Heater
needs, PRV PIPES MISSING needs to be in copper or galVINIZED

2.3 Kitchen/Electrical Hazards
plUG not ground R wall

7.4 Heating and Plumbing/Water Heater
both needs Earth quake strapes top and bottom , one PRV PIPE to short 6from floor

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11

2.10 Kitchen/Stove or Range with Oven
oven seal bad needs replaced

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time

4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light need globe

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6

1.1 Living Room/Living Room Present
4/1/11-Call 30 mins B4 ph# 510-236-8366

1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22

1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 1319

all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
3 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded

1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS non OPP

2.3 Kitchen/Electrical Hazards
PlUG not ground

4.4 Other Rooms/Security
remove dresser from in front window fire exet

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

4.4 Other Rooms/Security
remove bed from in front of window fire exit

2.10 Kitchen/Stove or Range with Oven
all buRNER NON opp
2.3 Kitchen/Electrical Hazards
plug not grounded by stove and plate missing , DINNING ROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.3 Kitchen/Electrical Hazards
kitchen and dinning room 3 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS non OPP
2.6 Kitchen/Ceiling Condition
ceiling and wall has chipping paint
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
oven knob missing , RR BURNER NON OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNERS NON OPP
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
2.12 Kitchen/Sink
leak under sink , and door falling off under sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all burners non OPP
2.3 Kitchen/Electrical Hazards
plug plate missing
2.7 Kitchen/Wall Condition
need to paint patch on walls
3.13 Bathroom/Ventilation
exhaust fan non OPP
4.8 Other Rooms/Floor Condition
hall trip hazard on carpet

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
bedroom all PLUGS not ground
5.3 Secondary Rooms/Electrical Hazards
laundryroom all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
55 E Richmond was inspected

2 needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/5/11-Owner call would like a call 30 mins B4 going to unit ph# 510-232-5593
7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963
1.3 Living Room/Electrical Hazards
all PLUGS not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water stopper non opp sink does not drain
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM RR BEDROOM plugS not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4copper or galvinized
1.3 Living Room/Electrical Hazards
pLUGS not ground
2.3 Kitchen/Electrical Hazards
Dinning room plUG not ground
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM LF BEDROOM plugs not ground
1.3 Living Room/Electrical Hazards
plugS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plugS not ground
8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

no working SD IN HOUSE
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail

2.11 Kitchen/Refrigerator
UNIT INSPECTED WAS 2126

seal bad at bottom
3.3 Bathroom/Electrical Hazards
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.3 Living Room/Electrical Hazards
plug plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
4.4 Other Rooms/Security
RR BEDROOM door falling apart DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
5 needs Earth quake strapes on bottom 2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
2.10 Kitchen/Stove or Range with Oven
INSPECTION UNIT WAS 237

oven seal missing
6.4 Building Exterior/Condition of Exterior Surfaces
replace all vent screen missing , add crawl hole door
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM plug plate broke
1.3 Living Room/Electrical Hazards
plUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
LR BURNER knob missing , hood fan screen missing
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door and security gate has cut hazard at knob
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM light need globe
5.3 Secondary Rooms/Electrical Hazards
garage /room switch plate missing
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP LF knob missing
2.3 Kitchen/Electrical Hazards
plugs not ground
1.3 Living Room/Electrical Hazards
exsposed ELC.on ceiling cover broke

1.6 Living Room/Ceiling Condition
big hole in ceiling from leak and pipes are leaking
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.11 Kitchen/Refrigerator
handle missing
3.12 Bathroom/Tub or Shower
tile missing in shower and shower knod missing and cold knod missing
3.13 Bathroom/Ventilation
exhaust fan non OPP
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LF RF RR BURNERS BURNER NON OPP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat needs replaced
3.12 Bathroom/Tub or Shower
shower doors wheels missing repair or replace,shower head held on by wire cut hazardous repair or replace
3.3 Bathroom/Electrical Hazards
switch plate missing exsposed ELC on wall at floor
4.5 Other Rooms/Window Condition
window broke cut hazardous
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has exsposed elc.
2.10 Kitchen/Stove or Range with Oven
UNIT B WAS INSPECTED

hood fan screen missing
2.12 Kitchen/Sink
garbage dis non
1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke replace
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-237-0372. 3743 ESMOND AVE. IS S8, BUT NO PAPERWORK HAS BEEN PROVIDED BY OWNER.
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
4.3 Other Rooms/Elecrtical Hazards
all 4 bedrooms all PLUGS not ground
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous
2.3 Kitchen/Electrical Hazards
2 plugs not ground exsposed elc from plug to plug
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not ground by window exsposed elc on wall from switch
1.1 Living Room/Living Room Present
6/10 - owner requests reschedule to 6/23
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very low water pressure hot and cold
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6" of floor in 3/4" copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.1 Living Room/Living Room Present
5/20 - owner requests reschedule to 6/10
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - remove 2 keyed deadbolt from back door
1.1 Living Room/Living Room Present
7/11/11-Owner would like a call 30 min B4 going to unit ph# 510-223-8800
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch light has exposed electrical
1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. right of house

7.4 Heating and Plumbing/Water Heater
no discharge pipe on pressure release valve.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP , Oven door does not close
3.7 Bathroom/Wall Condition
water damage on wall by tub patch and paint
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
7.4 Heating and Plumbing/Water Heater
2 water heaters needs PRV PIPE ADDED
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exit sign hanging from wires
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP
3.12 Bathroom/Tub or Shower
shower door does not open

1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.3 Living Room/Electrical Hazards
all PLUGS not ground
4.3 Other Rooms/Elecrtical Hazards
2 plugs not ground
2.3 Kitchen/Electrical Hazards
Outlet not grounded
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
7/12/11-Owner call said have inspector knock on apt B doors and she will let him in to apt D
1.1 Living Room/Living Room Present
ADDRESS IS 337 15TH (NO UNIT NUMBER)
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-528-2762
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.8 Living Room/Floor Condition
trip hazard on carpet to bedroom
2.3 Kitchen/Electrical Hazards
2 plugS not ground
4.3 Other Rooms/Elecrtical Hazards
plug not ground
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
owner requests reschedule to 7/1
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C

3.3 Bathroom/Electrical Hazards
UNIT C WAS INSPECTED

plug not ground
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
6/23 - per Sabrina, move to 7/13, ok with owner
1.1 Living Room/Living Room Present
1st floor needs SD added
2.12 Kitchen/Sink
garbage dis non opp
5.3 Secondary Rooms/Electrical Hazards
Laundryroom , L wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/23/11-Owner wants a call 1hr B4 going to unit ph# 925-699-0687 cell #
INSPECTION WILL BE AT 3925 BARRETT AVE
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.3 Living Room/Electrical Hazards
L and R wall plugs not ground
2.3 Kitchen/Electrical Hazards
R wall plug not ground
3.3 Bathroom/Electrical Hazards
plug not ground
1.1 Living Room/Living Room Present
owner request reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
Owner did not have keys to 952 Carlson. Unit inspected was 957 S 45th St

LF LR BURNER NON OPP
3.6 Bathroom/Ceiling Condition
paint patch on ceiling
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
3.13 Bathroom/Ventilation
1/2 bath exchaust fan non OPP
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE in copper or galvinized
1.3 Living Room/Electrical Hazards
2 plugs not ground
2.11 Kitchen/Refrigerator
door seal does not seal on left side
1.1 Living Room/Living Room Present
6/22 - owner requests reschedule to wed 7/6
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
2.3 Kitchen/Electrical Hazards
L of sink plug not ground
3.3 Bathroom/Electrical Hazards
plUG not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING

1.1	Living Room/Living Room Present Call 30 min B4 510-381-1580 6/22 - owner requests reschedule to 7/7
4.3	Other Rooms/Elecrtical Hazards RR BEDROOM 3 plugs not ground
7.4	Heating and Plumbing/Water Heater 4 needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUGS PLUG DOESNT work as designed
4.10	Other Rooms/Smoke Detectors HALL SD NON OPP
4.3	Other Rooms/Elecrtical Hazards light need globe, HALL
4.10	Other Rooms/Smoke Detectors 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non opp
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
1.1	Living Room/Living Room Present SD NON OPP
2.12	Kitchen/Sink faucet handle missing , sink needs splash gaurd
3.13	Bathroom/Ventilation exhaust fan non OPP
4.3	Other Rooms/Elecrtical Hazards sub panel needs breaker plug
2.3	Kitchen/Electrical Hazards Dinning room window wall plUG non opp
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
4.10	Other Rooms/Smoke Detectors SD missing exsposed elc.
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater Needs earthquake strap on bottom
1.1	Living Room/Living Room Present SD non op
2.10	Kitchen/Stove or Range with Oven oven seal missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.3	Kitchen/Electrical Hazards GFI PLUG DOESNT work as designed

2.12	Kitchen/Sink leak under sink
2.3	Kitchen/Electrical Hazards light non opp
3.12	Bathroom/Tub or Shower water spout falling off
3.3	Bathroom/Electrical Hazards light non opp
4.10	Other Rooms/Smoke Detectors hall SD NON OPP
4.3	Other Rooms/Elecrtical Hazards hall light need globe
4.5	Other Rooms/Window Condition window broke cut hazardous
7.4	Heating and Plumbing/Water Heater no access
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.10	Kitchen/Stove or Range with Oven RF BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink garbage dis non OPP
4.10	Other Rooms/Smoke Detectors hall SD missing
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
8.4	General Health and Safety/Garbage and Debris need to clean up all garbage on kitchen floor and on porche
2.3	Kitchen/Electrical Hazards kitchen light non OPP
3.13	Bathroom/Ventilation exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
2.10	Kitchen/Stove or Range with Oven LR BURNER NON OPP
4.10	Other Rooms/Smoke Detectors hall 2st floor needs SD added
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.12	Kitchen/Sink needs splash gaurd
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
3.3	Bathroom/Electrical Hazards GFI PLUG DOESNT work as designed
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/6 - owner requests reschedule to 7/18
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
2.3 Kitchen/Electrical Hazards
L of sink GFI PLUGS PLUG DOESNT work as designed
4.4 Other Rooms/Security
LR BEDROOM door locked no access
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.3 Living Room/Electrical Hazards
3 plugs not ground
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed
3.3 Bathroom/Electrical Hazards
master bathroom plug not ground
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground in all bedrooms
1.1 Living Room/Living Room Present
CALL BARTELS 30 MIN BEFORE 510-236-8366
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet under sink bottom has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM L wall plUG not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.10 Kitchen/Stove or Range with Oven
LF burners NON OPP
3.3 Bathroom/Electrical Hazards
GFI PLUGS non opp
4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plUGS not ground
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE in copper or galVINIZED
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP

2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
RC BEDROOM 2 plug plates missing
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing , LR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
all PLUGS not ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
3.3 Bathroom/Electrical Hazards
PLUG not ground
4.10 Other Rooms/Smoke Detectors
RR BEDROOM / garage ,needs SD added
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
6/23 - owner requests move to monday, will move to 7/11
1.1 Living Room/Living Room Present
5/19 - owner requests reschedule to 6/6
1.1 Living Room/Living Room Present
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
2.10 Kitchen/Stove or Range with Oven
LF RF burners non opp
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
4.4 Other Rooms/Security
both bedroom remove bed and dresser from in front of window fire exit
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
3.6 Bathroom/Ceiling Condition
ceiling has chipping paint
1.1 Living Room/Living Room Present
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
8.1 General Health and Safety/Access to Unit
INSPECTION ADDRESS WAS 419

remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
UNITS ARE #A-D. INSPECT #D. THE ADDRESS STREET IS ALSO KNOWN AS MARTINEZ ST. CALL 40 MIN. BEFORE 510-799-7003
1.1 Living Room/Living Room Present
front door remove 2 keyed deadbolt from door
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
need address on building
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
1.1 Living Room/Living Room Present
5/24 - no show at 11:35am, beige and brown, security gate locked, no access to units, rang bell, no answer

INSPECT 543 20TH INSTEAD OF 541 20TH
1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM R wall plUG not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch in front of 127 S22st has dryroot under window
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE and plug plate missing
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI PLUGS DOESNT work as designed, dinning room plUG plate missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs all the time 1/2 bath
3.3 Bathroom/Electrical Hazards
master bathroom GFI PLUGS PLUG DOESNT work as designed
3.1 Bathroom/Bathroom Present
GFI PLUGS PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall 2st floor SD hanging from wires
4.3 Other Rooms/Elecrtical Hazards
2 light needs globes hall 2ND floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
all SD IN HOUSE non opp
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
7.4 Heating and Plumbing/Water Heater
UNIT INSPECTED WAS 3207

no access - owner must provide access at next inspection
1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE, MISSING
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
NEW FAIL 3 water heaters are leaking
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM light need globe and bulb
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light need globe
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues
1.3 Living Room/Electrical Hazards
plug broke TV wall replace
4.3 Other Rooms/Elecrtical Hazards
light switch broke replace
5.3 Secondary Rooms/Electrical Hazards
fuse blowen in panel replace , need to check plUGS and lights
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
2.10 Kitchen/Stove or Range with Oven
NEW FAIL RF BURNER NON OPP
1.1 Living Room/Living Room Present
OWNER REQUESTED RESCHEDULE TO 07-21-11 9AM-12PM. CALL 30 MIN. BEFORE 510-528-2762
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED

1.1 Living Room/Living Room Present
RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
LF knob missing on stove
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
2.3 Kitchen/Electrical Hazards
light switch plate missing
3.3 Bathroom/Electrical Hazards
light hanging from wires
4.3 Other Rooms/Elecrtical Hazards
hall switch plate missing
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999
1.3 Living Room/Electrical Hazards
INSPECTION ADDRESS IS 1465 S 55TH ST

switch plate missing
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM RC BEDROOM all PLUGS not ground
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
1.5 Living Room/Window Condition
window broke cut hazardous
1.3 Living Room/Electrical Hazards
TV wall plug non opp
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
2.3 Kitchen/Electrical Hazards
dinning room plUG plate missing
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr Kyle Would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-715-0099
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/22/11-Owner would like a call 30 mins B4 510-381-1580
1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs
2.10 Kitchen/Stove or Range with Oven
knob missing on stove
2.3 Kitchen/Electrical Hazards
plug plate missing

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on board at roof line
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , hood fan non OPP
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
common hall exsposed elc. by door
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL # 415-244-1274
1.1 Living Room/Living Room Present
CORRECT ADDRESS 5523 BAYVIEW AVE. NO UNIT #S. ALL UNITS HAVE INDIVIDUAL ADDRESES. PLEASE CALL 30 MIN BEFORE 415-794-0305. IF POSSIBLE HAVE INSPECTOR GET THERE CLOSER TO 12PM.
4.3 Other Rooms/Elecrtical Hazards
LR RR BEDROOMS lights needs bulbs and globes
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
2.13 Kitchen/Space for Storage, Prep and Serving
counter top falling apart repair or replace
2.4 Kitchen/Security
kitchen back door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min b4 510-908-8418
6/28 - owner requests reschedule to 7/8 (was 7/13)
1.2 Living Room/Electricity
6/28 - owner out of town, needs one extra week on reinspection until 7/25
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.1 General Health and Safety/Access to Unit
All exterior doors needs address on doors
1.8 Living Room/Floor Condition
trip hazard on carpet at front door
8.1 General Health and Safety/Access to Unit
security gate has cut hazard at bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
6/29/11-Owner Eric would like a call 30 mins B4 going to the unit ph#510-233-5000
1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-213-4646
1.1 Living Room/Living Room Present
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.5 Kitchen/Window Condition
window DOESNT open
4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock
5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe
1.1 Living Room/Living Room Present
7/1 - owner requests one week extension to 7/21 due to being out of town
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
7/12/11-Owner is having brother there in her place and would like a call 30 min B4 530-227-6867
INSPECT 1541 SANTA CLARA ST.
THERE IS NO D...CALL 50 MIN B4 530-227-6867
7/1 - owner request additional week due to electrician delay. move to 7/13
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
7.4 Heating and Plumbing/Water Heater
2 water heaters - both fail
1 needs Earthquake straps, top and bottom
1 needs install discharge pipe, within 6 of floor in 3/4 copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
No working smoke detector in unit. All units must have at least one working smoke detector per level
1.2 Living Room/Electricity
- CALL 30 MIN BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED 07-29-11
1.1 Living Room/Living Room Present
5/24 - no show at 11:45am, blue and white, security gate locked, no access to units - CALL 30 MINUTES BEFORE 510-502-6448 OR 510-235-9923 - REQUEST TO BE RESCHEDULED FOR 7/29/11
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.7 Other Rooms/Wall Condition
Water leak in closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Repair GFI outlet next to sink
1.1 Living Room/Living Room Present
6/7 - Owner requests reschedule to 7/1 due to work being done on site. sent copy of permits.
1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
2 plUGS not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM switch plate missing
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8
2.3 Kitchen/Electrical Hazards
Inspection unit was 1173 24th St

GFI plUG DOESNT work as designed R of sink
4.4 Other Rooms/Security
LR BEDROOM closet door glass broke cut hazardous
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
No show - 1:25pm white and green
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 1 hr B4 707-621-4500
6/7 - owner requests reschedule to 7/1
1.1 Living Room/Living Room Present
5/25 - no show - white duplex with green trim, lower unit with black security gate, dog in unit
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362, BLDG add is 225
5/20 - owner requests reschedule to 6/2
1.1 Living Room/Living Room Present
Call 30 min B4 925-858-6362
5/20 - owner requests reschedule to 6/2
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3
1.3 Living Room/Electrical Hazards
PlUG not ground window wall
4.3 Other Rooms/Elecrtical Hazards
RF bedroom plugs not ground
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4628
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
2.12 Kitchen/Sink
Inspection Address is 4710

garbage dis. non opp
1.1 Living Room/Living Room Present
SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
2.12 Kitchen/Sink
garbage dis. non opp
1.1 Living Room/Living Room Present
Call 30 min B4 510-223-1393
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.3 Living Room/Electrical Hazards
2 plUGS not ground
2.11 Kitchen/Refrigerator
no refrigerator in unit
2.3 Kitchen/Electrical Hazards
2 pLUGS not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM 2 plugS not ground

1.1 Living Room/Living Room Present
Call 30 min before 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
Call 30 min B4 510-932-7896
6/9 - owner request reschedule to 7/5

1.1 Living Room/Living Room Present
Call 30 min B4 510-334-0411
7/6 - owner requests reschedule to 7/18

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29

1.3 Living Room/Electrical Hazards
all PLUGS and switch plate missing in HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP

7.4 Heating and Plumbing/Water Heater
all 3 water heaters needs Earth quake strapes top and bottom and add PRV PIPE in copper or galVINIZED 3/4

8.1 General Health and Safety/Access to Unit
exterior doors needs address on door

1.1 Living Room/Living Room Present
CALL 30 MIN B4 925-699-0300
7/6 - OWNER REQUESTS EARLIER REINSPECTION ON 7/8

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS NON OPP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , add PRV PIPE, MISSING

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE

8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door

7.4 Heating and Plumbing/Water Heater
3 needs Earth quake strapes top and bottom , 4 needs PRV PIPE in copper or galvinized

1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 650-303-3963

8.7 General Health and Safety/Other Interior Hazards
348 32nd St was inspected

3.3 Bathroom/Electrical Hazards
UNIT INSPECTED WAS 2126

GFI PLUGS PLUG DOESNT work as designed

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD NON OPP

1.1 Living Room/Living Room Present
8/8/2011- pls call Mrs. Turner 20min. before arrival. (510) 672-4226. Thank you-A.L.
1.1 Living Room/Living Room Present
Call 30 min B4 510-381-1580
6/22 - owner requests reschedule to 7/7
2.3 Kitchen/Electrical Hazards
GFI outlet over sink not working
3.12 Bathroom/Tub or Shower
Cold water shower handle loose
8.7 General Health and Safety/Other Interior Hazards
Living room - smoke detector not working
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
Living Room - Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
hood fan light switch doesNT work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaks at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leak under sink
3.12 Bathroom/Tub or Shower
no hot water to shower
1.1 Living Room/Living Room Present
229 S. 16th Street. Call 1 hour before 925-934-6449. HAS 5 units that will be inspected. I dont know the other addresses.
1.1 Living Room/Living Room Present
6/28/11-Owner Elma call said need to pick another unit and not 239 because the tenant is on dialysis and in and out of the hospital all the time said ok we will do 235 s 6th she said ok
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch needs handrail
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1 st floor needs SD added
2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
Call 30 min B4 - 510-526-9661
7/8 - owner requests reschedule to 7/13
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light non opp
3.3 Bathroom/Electrical Hazards
plug hanging from wall
4.3 Other Rooms/Elecrtical Hazards
hall light non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE MISSING , tenant needs to remove boxes 2 feet from tank

4.10 Other Rooms/Smoke Detectors
SD NON OPP HALL
3.3 Bathroom/Electrical Hazards
MASTER bathroom plug falling off wall
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom and add PRV PIPE MISSING
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink does not drain
2.3 Kitchen/Electrical Hazards
light non OPP
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both bathroom sinks dont drain
3.13 Bathroom/Ventilation
master bathroom exhaust fan non OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche deck board has dryroot
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
4.7 Other Rooms/Wall Condition
hall closet door falling apart cut hazardous
2.10 Kitchen/Stove or Range with Oven
LF RF BURNERS NON OPP
3.7 Bathroom/Wall Condition
need to paint patchs on walls and ceiling
4.4 Other Rooms/Security
remove bed from in front of window fire exit
4.4 Other Rooms/Security
remove bed from in front of window fire exit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
3.3 Bathroom/Electrical Hazards
GFI PLUG PLUG DOESNT work as designed
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
7.4 Heating and Plumbing/Water Heater
1 needs Earth quake strapes on bottom and top
1.3 Living Room/Electrical Hazards
sub panel needs breaker plug

1.5 Living Room/Window Condition
window broke cut hazardous
2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
exsposed nails at hall to bedROOM
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP , hood fan non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
2.10 Kitchen/Stove or Range with Oven
all BURNERS non OPP
2.3 Kitchen/Electrical Hazards
light non OPP
3.3 Bathroom/Electrical Hazards
light non opp
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP , exhaust fan cover falling off
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed
3.3 Bathroom/Electrical Hazards
L WALL plUG not grounded
4.10 Other Rooms/Smoke Detectors
SD NON OPP
4.8 Other Rooms/Floor Condition
hall to bathroom trip hazard on carpet at door
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 8/1

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
living room / dinning room all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
RF RR BURNERS non OPP
3.3 Bathroom/Electrical Hazards
hall 2st floor bath plug not grounded, master bath plug not grounded
4.10 Other Rooms/Smoke Detectors
2st floor hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
hall 2st floor plug not grounded
4.7 Other Rooms/Wall Condition
hall 2st floor steps needs handrail
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail , laundryroom SD NON OPP
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV in copper or galVINIZED
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit
510-799-3830. Owner said that unit has an eviction and its thru the courts
1.3 Living Room/Electrical Hazards
Inspection address was 1609

R wall outlet not grounded
3.12 Bathroom/Tub or Shower
Shower door off track
1.3 Living Room/Electrical Hazards
all outlets ungrounded
4.3 Other Rooms/Elecrtical Hazards
RR Bedroom - all outlets ungrounded
1.1 Living Room/Living Room Present
6/23 - owner requests reschedule to 7/12
1.1 Living Room/Living Room Present
7/18/11-Owner would like a call 1 hr B4 going to unit ph# 510-368-2772
CALL 1 HR B4 510-685-4293

INSPECTION WILL BE AT 419 GOLDEN GATE
1.1 Living Room/Living Room Present
6/23/11-Owner Rebecca wants C inspected instead of D would like a call 1.5 B4 going to unit ph# 415-374-5928
PLEASE INSPECT UNIT C
1.1 Living Room/Living Room Present
5/24 - No show at 10:10am, white and green, owner did not notify tenant of inspection
6/10 - rescheduled to 7/8 to match schedule of owners other unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER NON OPP
3.13 Bathroom/Ventilation
1/2 bathroom exhaust fan non OPP
3.7 Bathroom/Wall Condition
master bathroom need to paint patchs on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
6/22 - owner reqeusts reschedule to 7/8
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
4.4 Other Rooms/Security
remove bed from in front of window fire exit RR BEDROOM
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
RESCHEDULED TO 07-08-11. CALL 40 MIN BEFORE 205-617-4932 OR 205-617-9999

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-326-9636. OUT OF TOWN ON 6-27-11. JENNIFER WILL RESCHEDULE TO 7-8-11 1-4PM. T.D. LEFT MESSAGE TO OWNER

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
Please inspect 666 Ventura
7/12 - owner requests reschedule to 7/26

4.3 Other Rooms/Elecrtical Hazards
window wall plUG broke

7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26

2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.

8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE

1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month

1.3 Living Room/Electrical Hazards
all PLUGS not ground,closet exsposed elc switch plate missing

2.3 Kitchen/Electrical Hazards
plUG not ground

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug non opp,plate missing

5.3 Secondary Rooms/Electrical Hazards
all PLUGS not grounded,all PLUGS and switchs all plates missing exsposed elc back wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458

4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing

1.1 Living Room/Living Room Present
7/8 - Owner requests earlier reinspection of 7/11

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

2.12 Kitchen/Sink
garbage dis non

1.1 Living Room/Living Room Present
7/5/11-Owner would like a call 30 mins B4 ph# 510-691-2981

1.1 Living Room/Living Room Present
CALL 30 MINUTES BEFORE 510-237-0372

1.1 Living Room/Living Room Present
8/2/11-Owner would like a call 1hr B4 ph# 707-479-0156

1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15

2.4 Kitchen/Security
back door remove 2 keyed deadbolt from door

4.5 Other Rooms/Window Condition
LR BEDROOM window broke cut hazardous

1.1 Living Room/Living Room Present
7/8 - owner reqeusts reschedule to 7/22

1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

3.12 Bathroom/Tub or Shower
tub water stopper missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
4.3 Other Rooms/Elecrtical Hazards
new fail LR BEDROOM , bathroom has no power
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
5.3 Secondary Rooms/Electrical Hazards
R plug non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling has mil dew
8.6 General Health and Safety/Interior Stairs and Common Halls
trip hazard on carpet first 2 steps
1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5
1.3 Living Room/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
hall plug not ground
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
1.2 Living Room/Electricity
Call 1 1/2 hour before 415-647-2506
7/26 - tenant works Tues. request reschedule OK for 7/29
1.1 Living Room/Living Room Present
1st floor needs SD added
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP ,LF LR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
DINNING ROOM plUG not ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water to sink
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM light non opp
4.10 Other Rooms/Smoke Detectors
HALL 2st floor needs SD ADDED
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/9/11-Owner would like a call 30 mins B4 Ph# 510-685-8830
Call 30 min B4 510-234-6310
6/23 - per Sabrina, move to 7/13, ok with owner
1.3 Living Room/Electrical Hazards
TV plUG not grounded
4.10 Other Rooms/Smoke Detectors
HALL SD NON OPP
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded
4.3 Other Rooms/Elecrtical Hazards
plUGS not ground

1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-223-3220 OR CELL# 415-244-1274
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.10 Other Rooms/Smoke Detectors
LF BEDROOM SD missing exsposed elc
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT work as designed R of stove
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.10 Kitchen/Stove or Range with Oven
LF burner NON OPP
2.12 Kitchen/Sink
garbage dis non opp
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed R OF SINK
3.3 Bathroom/Electrical Hazards
GFI plug DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
LR BEDROOM SD missing exsposed ELEC
1.1 Living Room/Living Room Present
SD missing exsposed ELEC
4.10 Other Rooms/Smoke Detectors
HALL AND LF BEDROOM SD MISSING exsposed ELEC
2.10 Kitchen/Stove or Range with Oven
oven knob will not stay on
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
both GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
2.3 Kitchen/Electrical Hazards
R of SINK GFI PLUG DOESNT WORK as designed
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet does not flush , tank top broke cut hazardous
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
HALL SD MISSING exsposed ELEC.
2.10 Kitchen/Stove or Range with Oven
LF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp

4.10 Other Rooms/Smoke Detectors
RR BEDROOM SD MISSING EXSPOSED ELEC
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
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8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt

1.1 Living Room/Living Room Present
Call 30 min B4 415-786-2634
7/26 - owner requests reschedue to 8/22

2.10 Kitchen/Stove or Range with Oven
oven knob missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

4.3 Other Rooms/Elecrtical Hazards
both bedrooms all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug plate missing at REF.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose to floor

4.7 Other Rooms/Wall Condition
hall stairs needs handrail

1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
plug not grouned R of sink

3.3 Bathroom/Electrical Hazards
plug not ground

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.3 Secondary Rooms/Electrical Hazards
laundryroom exsposed elc on wall

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP

2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard

1.1 Living Room/Living Room Present
7/15 - owner request extension to 8/8 for exterior repairs

1.1 Living Room/Living Room Present
Call 30 min B4 415-602-0369
7/15 - owner requests extension to 8/11

1.1 Living Room/Living Room Present
7/18/11-Owner Barbara call said to call tenant Karen apon arrival ph# 510-703-7542 and the owner ph# is 707-644-4443
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
5/24 - no show at 12:10am, white and brown, security gate locked, no access to units

1.1 Living Room/Living Room Present
RESCHEDULE FOR 8/8/11 BETWEEN 1-4PM. LYNETTE CALLED THAT SOME OTHER PROBLEM ARISED AND NOW NEEDS A PLUMBER. CONFIRMED 8/8/11 WAS FINE. CALL BEFORE 510-236-8366

1.1 Living Room/Living Room Present
1st floor needs SD added

2.10 Kitchen/Stove or Range with Oven
top of stove has cut hazard

4.10 Other Rooms/Smoke Detectors
hall 2st floor SD NON OPP

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom downstairs needs SD added

1.1 Living Room/Living Room Present
Call 30 min B4 510-701-7181
5/26 - bob out sick, replacement not in field until after 12, moved to 6/2 with ok of owner
7/15 - owner on vacation wk of 7/26 will reschedule for 8/3

1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
UNIT TO BE INSPECTED IS 366 S 42ND ST
2.10 Kitchen/Stove or Range with Oven
ACTUAL INSPECTION ADDRESS WAS 366

LF BURNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe ,2 bulbs
4.4 Other Rooms/Security
LR BEDROOM remove dresser from window fire exet
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/2/2011- pls make sure to call Kelly 30min before arrival. (510) 520-5246. Thanks-A.L.
1.1 Living Room/Living Room Present
7/12 - SELECTED UNIT IS SECTION 8 (PROOF RECD 7/1),

PLEASE INSPECT 407 S 45TH ST
1.1 Living Room/Living Room Present
8/18/2011-Call 30min before arrival (510) 234-2399. Thanks- A.L. RESCHEDULE TO 07-18-11 BETWEEN 1-4PM. CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
1.1 Living Room/Living Room Present
RESCHEDULED TO 07-18-11 BETWEEN 1-4PM CALL 30 MIN BEFORE 510-234-2399 OR 510-307-6559
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
2.3 Kitchen/Electrical Hazards
R wall plug not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strape on bottom
1.1 Living Room/Living Room Present
6/17 - owner requests reschedule to 7/18
1.1 Living Room/Living Room Present
8/4/2011- pls call owner 30min. before arrival. (510) 235-8889 Thanks-A.L.
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
4.5 Other Rooms/Window Condition
window broke cut hazardous
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs SD added

1.1 Living Room/Living Room Present
Call 30 min b4 510-524-4835
7/21 - owner requests earlier reinspection date of 8/5

1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

4.4 Other Rooms/Security
RR BEDROOM remove bed from in front of window fire exit

1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
7/22 - owner request extension for repairs due to tenant issues

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

7.4 Heating and Plumbing/Water Heater
no access

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

2.3 Kitchen/Electrical Hazards
all PLUGS not ground

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top

1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11

1.1 Living Room/Living Room Present
Call 1 hour before 415-519-4887
6/? - owner requests reschedule to 7/1
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1173 24TH ST
CALL 1 HOUR BEFORE 415-519-4887
7/27 - owner request one week extension due to tenant not available. move to 8/8

1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

2.5 Kitchen/Window Condition
window DOESNT open

4.5 Other Rooms/Window Condition
both windows dont open , 1 broke and dont lock

5.3 Secondary Rooms/Electrical Hazards
garage / room all PLUGS not ground

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light needs globe

1.1 Living Room/Living Room Present
Call 30 min B4 510-235-6239
7/25 - reschedule to 8/4

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21

1.1 Living Room/Living Room Present
Call 30 min b4 510-662-8579
6/23 - owner out of town, will reschedule for 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
Call 30 min B4 510-525-8062
6/17 - owner out of country, requests reschedule to 7/21
1.1 Living Room/Living Room Present
unit is on S 5th
5/25 - no show tan building with white trim
7.4 Heating and Plumbing/Water Heater
INSPECTION ADDRESS WAS 334

needs Earth quake strapes top and bottom
2.10 Kitchen/Stove or Range with Oven
can not read settings on stove ELC.
2.11 Kitchen/Refrigerator
door does not close properly
4.10 Other Rooms/Smoke Detectors
RR RC BEDROOMS SD NON OPP
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug not ground
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all PLUGS not ground
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
1st floor NEEDS SD added
2.10 Kitchen/Stove or Range with Oven
LR RF RR BURNERS knobs broke on stove
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.10 Other Rooms/Smoke Detectors
HALL 2ST FLOOR NEEDS SD ADDED
4.4 Other Rooms/Security
door locked no access
1.1 Living Room/Living Room Present
6/23 - owner out of country will reschedule for 7/22
1.1 Living Room/Living Room Present
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light

8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
No show at 1:50 - white and gray
1.1 Living Room/Living Room Present
Call 30 minutes before 510-223-7488
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
7.4 Heating and Plumbing/Water Heater
new fail 1 water heater needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/22/11-Prop mgr call would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
7/22/11-Prop mgr would like a call 30 mins B4 510-236-8366
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
3 plugs not ground
8.7 General Health and Safety/Other Interior Hazards
no working SD in house
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th) Inspection address is 360 S 26th (2607 is section 8)
1.1 Living Room/Living Room Present
1st floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.3 Kitchen/Electrical Hazards
3 plugs not ground
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2st floor all PLUGS not ground
5.2 Secondary Rooms/Security
garage door remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
7/11 - per owner tenant not available on 7/12, need to move again. will move to 26th. FINAL RESCHEDULE

If possible call before 8:30am to see what time he will be arriving. Home Tel# 510-222-5098 and Cell# 510-734-2233 call 40 min before. Side note:
1.1 Living Room/Living Room Present
CALL 30 MIN BEFORE 510-685-7969. REQUEST TO RESCHEDULE ON 7/5/11 1-4PM. OKD BY JENNIFER
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 4710
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
Call 1 hour B4 510-375-9292
5/24 - owner requests reschedule to 6/9
7/1 - owner out of town until 7/25 will reschedule for 7/26
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP

2.10 Kitchen/Stove or Range with Oven
LR RR BURNERS NON OPP
2.3 Kitchen/Electrical Hazards
2 GFI PLUGS DOESNT work as designed L of sink , L of REF.
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT work as designed
4.10 Other Rooms/Smoke Detectors
hall SD NON OPP
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM exsposed elc on wall by door , light hanging from wires by back door
4.8 Other Rooms/Floor Condition
trip hazard on carpet at bathroom door
1.1 Living Room/Living Room Present
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
7/13/11-Inspect 1609 Monterey St instead of 1611 Monterey Owner wants a call 30 mins B4 going to unit 510-799-3830. Owner said that unit has an eviction and its thru the courts
1.1 Living Room/Living Room Present
7/19/11-Owner would like a call 30 mins B4 going to unit ph# 510-882-1582
1.1 Living Room/Living Room Present
7/6 - OWNER REQUESTS RESCHEDULE TO 7/29
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
L side of building steps needs handrail
2.10 Kitchen/Stove or Range with Oven
hood fann screen missing
3.13 Bathroom/Ventilation
RR BEDROOM, BATHROOM exhaust fan non OPP
4.10 Other Rooms/Smoke Detectors
RF BEDROOM SD NON OPP
5.3 Secondary Rooms/Electrical Hazards
garage plug plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26 due to being out of town for a week
1.5 Living Room/Window Condition
window broke cut hazardous
2.3 Kitchen/Electrical Hazards
R of SINK plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/17/2011- Owner would like a 30min call before arrival. Has 5 properties and needs to know which one to meet at first. (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
CALL 30 MIN. BEFORE 510-326-7515

1.3 Living Room/Electrical Hazards
R wall plUG non opp
2.3 Kitchen/Electrical Hazards
REF. plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM plUG plate missing
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom needs SD added
1.1 Living Room/Living Room Present
8/8/2011- Owner- Daniel Reed Cell#(510) 364-1518. Pls call 30min. before arrival. Said 1430 doesnt exist. You should go to 1428 Lincoln Ave. Also has 2619 Roosevelt. Thank you- A.L.
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob missing
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 1428 LINCOLN

all PLUGS not grounded
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
SD NON OPP
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinK does not drain
7.4 Heating and Plumbing/Water Heater
2 needs PRV PIPE ADDED
8.1 General Health and Safety/Access to Unit
front door needs weather stripping
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
2.1 Kitchen/Kitchen Area Present
GFI PLUG DOESNT WORK as designed L of sink
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP , LR BURNER NON OPP
2.11 Kitchen/Refrigerator
seal bad repair or replace
2.3 Kitchen/Electrical Hazards
light need globe
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose to floor
4.3 Other Rooms/Elecrtical Hazards
light need globe
6.4 Building Exterior/Condition of Exterior Surfaces
overhang board by front porch has dryroot
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom and add PRV PIPE
8.1 General Health and Safety/Access to Unit
security gate has cut hazard on bottom and remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

1.1	Living Room/Living Room Present 8/16-11-Owner would like a call 30 mins B4 going ph# 510-812-5819 8/18 - tenant stated will not be there for inspection and is moving out on 8/24
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes top and bottom
2.10	Kitchen/Stove or Range with Oven oven seal bad repair or replace
2.10	Kitchen/Stove or Range with Oven microwave handle broken
2.13	Kitchen/Space for Storage, Prep and Serving 2 drower faces missing
2.10	Kitchen/Stove or Range with Oven buRNER light stays on all the time
2.10	Kitchen/Stove or Range with Oven mic. wave handel missing
4.10	Other Rooms/Smoke Detectors non opp
7.4	Heating and Plumbing/Water Heater remove boxes around waterr heater fire hazard
4.3	Other Rooms/Elecrtical Hazards RF BEDROOM plUG plate broke
5.3	Secondary Rooms/Electrical Hazards laundryroom sub panel needs breaker plug
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom door falling off at bottom
2.13	Kitchen/Space for Storage, Prep and Serving drower faces miSSING
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit front bathroom toilet does not flush
4.10	Other Rooms/Smoke Detectors miSSING exsposed elc
5.3	Secondary Rooms/Electrical Hazards laundryroom exhaust fan non OPP
7.4	Heating and Plumbing/Water Heater needs Earth quake strapes on bottom
2.1	Kitchen/Kitchen Area Present Air vent cover top of microwave broken. Repair/Replace
5.4	Secondary Rooms/Other Potential Hazardous Features Light in laundry room in-operable
1.1	Living Room/Living Room Present Smoke detector in hallway in-operable
7.4	Heating and Plumbing/Water Heater Excessive items around hot water heater
2.10	Kitchen/Stove or Range with Oven replace burner incerts rusting, over door broken
3.7	Bathroom/Wall Condition Master bath- wall damaged next to shower, water damaged
7.4	Heating and Plumbing/Water Heater Install second hot water heater strap
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bathroom- toilet will not flush
3.3	Bathroom/Electrical Hazards Repair/Replace light fixture in bathroom (master)
2.12	Kitchen/Sink Dishwasher leaking water from nozzle to sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hall bath toilet not flushing
3.3	Bathroom/Electrical Hazards Fan cover missing in hallway bathroom
7.4	Heating and Plumbing/Water Heater Excessive clutter around hot water heater
3.3	Bathroom/Electrical Hazards GFI bathroom not testing
4.3	Other Rooms/Elecrtical Hazards Hallway light in-operable

7.4 Heating and Plumbing/Water Heater
Hot water heater leaking water
1.8 Living Room/Floor Condition
living room and hallway carpet bunching up tripping hazard. Exposed tack strip in hallway.
3.8 Bathroom/Floor Condition
Flooring in bathroom pulling up. Evidence of water damage.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
2.3 Kitchen/Electrical Hazards
plug switch plate missing at REF.
8.7 General Health and Safety/Other Interior Hazards
no SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing. Exhaust fan non opp
2.2 Kitchen/Electricty
Light needs gloce
3.2 Bathroom/Electricty
Light does not turn off and light needs two bulbs
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
2/1 - recalled from CE per owner request and payment
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom

1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door locked, no access
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15- between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
1.1 Living Room/Living Room Present
1st floor need S.D.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.
8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls
1.1 Living Room/Living Room Present
N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
2.2 Kitchen/Electricty
2 plugs not grounded this item was inspected on 9/12/11 and reinspected on 10/17/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range L.R. Knobs Damaged / Missing .
2.2 Kitchen/Electricty
left wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.4 Other Rooms/Security
Remove bed from in front of the window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Proche light hanging from wires

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
2.10 Kitchen/Stove or Range with Oven
Stove/Range L. F. Burner Not Working.
2.2 Kitchen/Electricty
3 plug outlet not grounded
3.2 Bathroom/Electricty
Plug not grounded
7.4 Heating and Plumbing/Water Heater
need PRV pipe added 6" from floor
1.3 Living Room/Electrical Hazards
all outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Burner Not Working.
2.3 Kitchen/Electrical Hazards
All plugs not grounded
2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove 2 keyed deadbolt from front door
1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit
1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
1.2 Living Room/Electricity
All plugs not grounded & and plug plates missing
2.2 Kitchen/Electricty
All plugs not grounded & plug plates missing
3.1 Bathroom/Bathroom Present
Light needs 2 bulbs
7.4 Heating and Plumbing/Water Heater
PRV pipe missing need to be 6" from floor
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10/26/2011 1pm-4pm.
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
1.1 Living Room/Living Room Present
10/17/11- N/S- 11:55a.m. white & brown
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.12 Kitchen/Sink
Fauset loose to sink
2.2 Kitchen/Electricty
Plug plate missing on microwave
4.6 Other Rooms/Celing Condition
Need to patch hole on ceiling
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
9/28 - no show at 11:45am, tan and brown, tenant does not speak english refused access
1.1 Living Room/Living Room Present
9/28 - no show at 12:20, tan and brown
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.4 Living Room/Security
Remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hooed fan scrssn missing
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
1.1 Living Room/Living Room Present
9/28/11-Inspected unit B instead of unit C
9/20/2011- Pls call Arlene Reyes (owner) so she can let you in. 30min before arrival. (510) 543-3801 Thank you-
A.L.

1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
2.3 Kitchen/Electrical Hazards
Left wall plug not grounded
3.3 Bathroom/Electrical Hazards
Right side GFI plug does not work as designed
3.7 Bathroom/Wall Condition
Right side paint patchs on wall
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
8.7 General Health and Safety/Other Interior Hazards
needs carbon monoxide tester
1.1 Living Room/Living Room Present
INSPECTION ADDRESS SHOULD BE 215
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form inspection date will get notice in the mail with date and time
4.5 Other Rooms/Window Condition
Remove things in front of sliding glass door fire exit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke Detector non opp
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.1 Living Room/Living Room Present
Inspected unit 30
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
2.10 Kitchen/Stove or Range with Oven
oven seal bad repair or replace

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit A stating there is no unit C

10/11/11-owner wants a call 30 mins B4 going to unit ph# 510-776-4266
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
no access door locked
7.4 Heating and Plumbing/Water Heater
No access.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
3.2 Bathroom/Electricty
GFI plug does not work as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
need bottom earthquake strap
1.2 Living Room/Electricity
right wall plug not grounded
3.2 Bathroom/Electricty
plug not grounded
4.10 Other Rooms/Smoke Detectors
Unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
7.4 Heating and Plumbing/Water Heater
Pressure relief valve pipe missing
1.1 Living Room/Living Room Present
REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
2.4 Kitchen/Security
Back door remove 2 key deadbolt from door
2.10 Kitchen/Stove or Range with Oven
Hood fan non opp
1.1 Living Room/Living Room Present
9/23 - owner requests reschedule to 10/19

1.1 Living Room/Living Room Present
10/12/11-Inspector inspected unit 510 26th st

UNIT ADDRESS IS 2603 BARRETT
CALL 30 MIN B4 510-236-9741

4.10 Other Rooms/Smoke Detectors
needs carbon monoxide tester & smoke detector

4.4 Other Rooms/Security
no access door locked

1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27

1.3 Living Room/Electrical Hazards
plugs not grounded

1.4 Living Room/Security
front door falling off hings

1.5 Living Room/Window Condition
2 Windows is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob R.R. Damaged / Missing .

2.8 Kitchen/Floor Condition
floor by back door linoleum missing

3.1 Bathroom/Bathroom Present
sink does not drain

3.12 Bathroom/Tub or Shower
left wall in shower tile loose dry rot

3.3 Bathroom/Electrical Hazards
plug not grounded

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
remove security bars from window fire exit

4.7 Other Rooms/Wall Condition
water damage under window on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage remove broken window cut huzard

6.4 Building Exterior/Condition of Exterior Surfaces
right side vent screen missing

8.7 General Health and Safety/Other Interior Hazards
unit need s carbon monoxide tester

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe

4.6 Other Rooms/Celing Condition
ceiling has water damage

4.4 Other Rooms/Security
door locked, no access

4.5 Other Rooms/Window Condition
window coming out of frame

5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor

1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.5 Living Room/Window Condition
UNIT A WAS INSPECTED

Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12 Kitchen/Sink
Garbage disposal non opp
3.1 Bathroom/Bathroom Present
Master bathroom cabinet door missing exposed nails
4.10 Other Rooms/Smoke Detectors
S.D. missing exposed elec.
5.4 Secondary Rooms/Other Potential Hazardous Features
unit need carbon monoxide tester
6.4 Building Exterior/Condition of Exterior Surfaces
front of building window broke cut hazard
1.4 Living Room/Security
front door security gate has cut hazard by knob
2.3 Kitchen/Electrical Hazards
plug by stove plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
6.4 Building Exterior/Condition of Exterior Surfaces
all doors need unit #
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
1.1 Living Room/Living Room Present
10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.3 Living Room/Electrical Hazards
3 plug plates missing
1.4 Living Room/Security
Need S.D. added 1st floor
2.10 Kitchen/Stove or Range with Oven
stove non opp
2.3 Kitchen/Electrical Hazards
2 plug switch plates missing
3.4 Bathroom/Security
2nd floor mirror broke cut hazard
4.2 Other Rooms/Electricity/Illumination
light missing, exposed electrical
4.3 Other Rooms/Elecrtical Hazards
light needs globe
4.7 Other Rooms/Wall Condition
all plug plates missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
All porche lights need globes
6.3 Building Exterior/Condition of Roof and Gutters
part of the roof missing repair and replace

1.4	Living Room/Security Front door dont lock properly Security gate has cut hazard on bottom
2.1	Kitchen/Kitchen Area Present exhust fan non opp
2.10	Kitchen/Stove or Range with Oven Stove plug non opp
4.4	Other Rooms/Security Remove security bars fire exit
5.4	Secondary Rooms/Other Potential Hazardous Features no working S.D. add carbon monoxide tester
2.10	Kitchen/Stove or Range with Oven hood has chipping paint & screen missing
2.3	Kitchen/Electrical Hazards 1 plug non opp & 1 switch non opp
4.4	Other Rooms/Security Laundry room - door fallen off
4.3	Other Rooms/Elecrtical Hazards switch non opp
7.1	Heating and Plumbing/Adequacy of Heating Equipment need thermostat cover missing
7.4	Heating and Plumbing/Water Heater need bottom earthquake strap, add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11 inspected unit 180 9th st not 164 9th
3.3	Bathroom/Electrical Hazards 180 9TH WAS INSPECTED switch & plug plate missing
4.3	Other Rooms/Elecrtical Hazards hall closet has exposed elec
4.6	Other Rooms/Celing Condition has water damage
5.4	Secondary Rooms/Other Potential Hazardous Features unit all rooms remove tack strips
7.4	Heating and Plumbing/Water Heater need top & bottom earthquake straps & add prv pipe 6" from floor
1.1	Living Room/Living Room Present 10/21/11-inspected 158 9th st instead of 182 9th st
2.10	Kitchen/Stove or Range with Oven Stove plug not grounded
2.3	Kitchen/Electrical Hazards Left wall plug not grounded
3.3	Bathroom/Electrical Hazards 1 plug non opp & GFI plug doesnt work as designed
4.5	Other Rooms/Window Condition window broken cut hazard
4.8	Other Rooms/Floor Condition hole in floor repair
4.10	Other Rooms/Smoke Detectors no working S.D. in unit
7.4	Heating and Plumbing/Water Heater need earthquake strap on top & bottom
2.12	Kitchen/Sink no water to sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leak under sink
3.12	Bathroom/Tub or Shower Tub spout missing
3.3	Bathroom/Electrical Hazards GFI dont work as designed
6.4	Building Exterior/Condition of Exterior Surfaces carport all lights need globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater missing in living room
7.4 Heating and Plumbing/Water Heater
not instaled yet
1.1 Living Room/Living Room Present
10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI
4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
10/21/11- N/S no power to units
8.1 General Health and Safety/Access to Unit
No power to all units, unable to perform inspection
1.3 Living Room/Electrical Hazards
2 plugs not grounded & 1 plug non opp
2.10 Kitchen/If No Stove
no stove need to check
3.3 Bathroom/Electrical Hazards
light need 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
two outlets not grounded and one outlet plate missing
7.4 Heating and Plumbing/Water Heater
not in yet need to check

7.5 Heating and Plumbing/Water Supply
unit no water need to check all water supply
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
no stove in need to check
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
light needs 2 bulbs
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light needs globe & bulb
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
2.10 Kitchen/Stove or Range with Oven
Gas Service Not On - Cannot Test Oven.
2.3 Kitchen/Electrical Hazards
switch plate missing
3.3 Bathroom/Electrical Hazards
light non opp
1.1 Living Room/Living Room Present
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

2.3 Kitchen/Electrical Hazards
Left of sink GFI dont work as designed

8.7 General Health and Safety/Other Interior Hazards
Unit needs carbon monoxide tester

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/20/2011- owner request to re-schedule. Can not make it. Gave her some dates to choose from and she chose 11/9/2011 1pm-4pm.

3.12 Bathroom/Tub or Shower
UNIT C WAS INSPECTED

shower door missing wheels on one door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom

7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on 11/14/11 for both prop. Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21

1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21

1.1 Living Room/Living Room Present
9/19/11-owner would like a call 30 mins B4 ph# 510-417-5882

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling off R of stove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat broke

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE

8.1 General Health and Safety/Access to Unit
no working SD IN HOUSE , add carbon monoxide tester

2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.

7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap

1.1 Living Room/Living Room Present
9/20/2011- pls call Rosetta Trotter (owner) 30min. before arrival. (510) 418-2774. Thank you-A.L.

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
1.1 Living Room/Living Room Present
8/9/11-Owner called need to re-schedule had back surgery will be down for 8 wks 9-26-11 can do inspection
1.1 Living Room/Living Room Present
7/18 - owner requests reschedule to 7/25
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule to 7/26
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
1.1 Living Room/Living Room Present
8/16/11- pls call Dee an hour before arrival. (510) 527-4640. Thank you-A.L.
9/20 - owner requested reschedule to 9/28 due to not being able to reach tenant
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
2.10 Kitchen/Stove or Range with Oven
Stove/Range Left Front Burner Not Working.
2.4 Kitchen/Security
Back door remove 2 keyed lock

7.4 Heating and Plumbing/Water Heater
Need earthquake straps top & bottom
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Left of slider plug not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.1 Living Room/Living Room Present
10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
3.3 Bathroom/Electrical Hazards
GFI outlet doesnt work as designed
4.3 Other Rooms/Elecrtical Hazards
plug non opp
8.1 General Health and Safety/Access to Unit
front door needs weather stripping on bottom of door
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.2 Kitchen/Electricty
GFI does no work as designed
3.2 Bathroom/Electricty
GFI does not work as designed
4.10 Other Rooms/Smoke Detectors
No working S.D. in house and need Corbon Monoxide tester
7.4 Heating and Plumbing/Water Heater
Need earthquake strap on bottom
1.1 Living Room/Living Room Present
no show at 11:05a - tan & green
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.4 Other Rooms/Security
remove dresser in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs earthquake strapping on bottom
1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26
2.12 Kitchen/Sink
Leak under sink
tenant states celing leaks inspector did not see any evidence of leaks
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porche light need bulb & globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters non opp
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe
4.4 Other Rooms/Security
Door locked no access
1.1 Living Room/Living Room Present
9/28 - no show at 12pm, tenant did not know about inspection
1.1 Living Room/Living Room Present
1st floor needs SD added
4.10 Other Rooms/Smoke Detectors
RR BEDROOM needs SD added

4.7 Other Rooms/Wall Condition
Hall steps needs handrail
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
5.2 Secondary Rooms/Security
laundry room back door needs locking doorknob
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling need to tape and paint raw sheetrock. Garage /bedroom downstairs needs SD added
8.1 General Health and Safety/Access to Unit
remove 2 keyed deadbolt from door
1.1 Living Room/Living Room Present
1st floor needs SD added
2.3 Kitchen/Electrical Hazards
L wall plug not grounded
4.10 Other Rooms/Smoke Detectors
Hall 2st floor SD non opp
4.4 Other Rooms/Security
remove things in front of window fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room downstairs needs SD added
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on top and bottom,add PRV pipe 6 from floor
1.1 Living Room/Living Room Present
9/28 - no show at 12:30, tan and brown
1.1 Living Room/Living Room Present
9/27/11-owner wants call 30 mins B4 925-202-1473
1.4 Living Room/Security
First floor needs S.D.
2.10 Kitchen/Stove or Range with Oven
L.R. & R.F burners are non opp
R.F knob missing
2.2 Kitchen/Electricty
Plug under window non opp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstair toilet does not flush
3.2 Bathroom/Electricty
GFI dont work as designed and plate missing
4.6 Other Rooms/Celing Condition
Exposed electrical on ceiling
4.7 Other Rooms/Wall Condition
Switch plate missing and all plug plates
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top & bottom
8.6 General Health and Safety/Interior Stairs and Common Halls
Downstair bedroom needs handrail and needs S.D
1.1 Living Room/Living Room Present
9/7/11-Owner call in to reschedule out of town on a family emergency.advise her will be schedule 2wks out form
inspection date will get notice in the mail with date and time
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
4.10 Other Rooms/Smoke Detectors
hall SD non opp
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM 2 plugs not grounded
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded , light needs bulb and globe

3.3 Bathroom/Electrical Hazards
plug not grounded , light needs 2 bulbs
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM 2 plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
plug not grounded laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room steps needs handrail
1.8 Living Room/Floor Condition
carpet is real dirty needs to be cleaned or replaced
1.1 Living Room/Living Room Present
Alternate unit not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
RR BURNER non opp
4.8 Other Rooms/Floor Condition
hole in carpet repair ,replace
4.4 Other Rooms/Security
remove things in front of window fire exit
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
1.1 Living Room/Living Room Present
Alternate unit, not needed
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe
2.3 Kitchen/Electrical Hazards
hood has exsposed ELEC.and 2 plugs not grounded R of sink
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
oven seal missing
2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe
1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded R of stove
4.3 Other Rooms/Elecrtical Hazards
RF Bedroom all plugs not grounded
8.1 General Health and Safety/Access to Unit
front door ,back door remove 2keyed deadbolt from doors
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
1.1 Living Room/Living Room Present
10/11 - owner requests reschedule to 10/26
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980

2.12 Kitchen/Sink
plug plate missing under sink
3.2 Bathroom/Electricty
GFI plug does not work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower door wheels missing
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
need top & bottom earthquake straps
1.1 Living Room/Living Room Present
10/11 - owner called to request reschedule to 10/27
1.1 Living Room/Living Room Present
10/11 - per SLundy, grant extension to owner to 10/31.

please inspect unit 4159
1.1 Living Room/Living Room Present
Please inspect 4167, NOT 4165
10/11 - per SLundy, reschedule all units for new date due to owner complaint to city.
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
10/13/2011- owner called in to request an extension for unit. Due to the Bathroom wall condition not being done on time. Per Jennifer we will re-schedule all items for either 10/26 or 10/28/11 1pm-4pm. Called owner and advised of re-schedule. She chose 10
2.10 Kitchen/Stove or Range with Oven
R.F & R.R. burner non opp
2.2 Kitchen/Electricty
Left wall plug not grounded
1.1 Living Room/Living Room Present
11/9/2011- pls call owner an hour before arrival (916) 549-9500. Also the code to get into the laundry room for the water heater is 6430. Thank you- A.L. 10/21/11-Owner wants you to call her ph# 916-549-9500
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. F.Burner Not Working.
6.4 Building Exterior/Condition of Exterior Surfaces
all vent screens missing around building
1.1 Living Room/Living Room Present
10/4/11-Owner would like call 30 mins B4 ph# 970-901-2688
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit

4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit
6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
10/11 - REQUEST BY OWNER TO PLEASE MEET HER THERE 3PM OR AFTER. WILL BE COMING FROM A MEETING IN SAN LEANDRO. PER JENNIFER OKAY TO MOVE TO THE 1-4PM SLOT. WORK# 510-649-4980
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.
1.3 Living Room/Electrical Hazards
all plug not grounded
2.3 Kitchen/Electrical Hazards
all plug not grounded
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM all plug not grounded
1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
MASTER BATHROOM plug not grounded
4.5 Other Rooms/Window Condition
RC BEDROOM window crank missing
4.5 Other Rooms/Window Condition
window out of frame
6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building
7.4 Heating and Plumbing/Water Heater
no access
4.3 Other Rooms/Elecrtical Hazards
RR room plug plate missing
5.3 Secondary Rooms/Electrical Hazards
light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
unit vacant needs to be cleaned before renting
1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt
4.7 Other Rooms/Wall Condition
tenant stated has a lot of mildew in both bedrooms did not see any tenant had cleaned
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs PRV pipe added
8.7 General Health and Safety/Other Interior Hazards
unit needs SD,and carbon monoxide tester
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
hood fan non opp

2.3 Kitchen/Electrical Hazards
2 plugs not grounded
4.4 Other Rooms/Security
both bedrooms downstairs remove security bars from windows fire exit
7.4 Heating and Plumbing/Water Heater
add PRV pipe 6 from floor
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.3 Kitchen/Electrical Hazards
exchaust fan non opp
3.7 Bathroom/Wall Condition
need to paint patches on wall
4.7 Other Rooms/Wall Condition
mildew on wall under window LR BEDROOM
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porche light needs bulb and globe
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom all 3
8.1 General Health and Safety/Access to Unit
remove 2keyed deadbolt from front door
4.4 Other Rooms/Security
remove things in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
2.13 Kitchen/Space for Storage, Prep and Serving
drower face missing on cabinet
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
1.3 Living Room/Electrical Hazards
all plugs not grounded
2.10 Kitchen/Stove or Range with Oven
RF BURNER non opp
2.3 Kitchen/Electrical Hazards
1 plug not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
7.4 Heating and Plumbing/Water Heater
3 needs PRV PIPE added 6 from floor
2.7 Kitchen/Wall Condition
need to paint patches on wall
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7

1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing

2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed

4.3 Other Rooms/Elecrtical Hazards
plugs not grounded

4.4 Other Rooms/Security
security bars release does not woRK as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Door locked, no access

2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP

1.3 Living Room/Electrical Hazards
L wall plUG not grounded

1.1 Living Room/Living Room Present
1st floor need S.D.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light has exsposed ELEC NEW FAIL

8.10 General Health and Safety/Site and Neighborhood Conditions
Security Gate deadbolt brok repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail at bottom of stairway / install.

8.7 General Health and Safety/Other Interior Hazards
Left rear bedroom closet has mildew on celiling & walls

1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6

7.4 Heating and Plumbing/Water Heater
needs earthquake straps top & bottom

1.1 Living Room/Living Room Present
10/17/11-N/S 11:00a.m. Tan & Green

2.4 Kitchen/Security
Remove 2 keyed deadbolt from back door

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.3 Kitchen/Electrical Hazards
all plugs not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in 3/4, 6 from floor

7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater

1.1 Living Room/Living Room Present
10/27/2011- Pls call 30min. before arrival- (510) 490-2852 ext. 3150 or (510) 490-1090. Thank you-A.L.
10/17/11- N/S- 11:55a.m. white & brown

2.3 Kitchen/Electrical Hazards
]
1.1 Living Room/Living Room Present
10/17/11-N/S white & green 1:30

RESCHEDULE FOR MONDAY 10/17/11 BETWEEN 1-4PM. INSPECTOR TO NOT GO BEFORE 1PM, STATES THAT INSPECTOR LAST TIME ARRIVED BEFORE INSPECTION TIME, AND INSPECTED 601 21 ST. INSTEAD OF 607 21ST. CALL 30 MIN B4 415-609-5948
1.1 Living Room/Living Room Present
10/17/11-N.S. beige & whit 1:45p.m.
1.8 Living Room/Floor Condition
remove all exsposed nails from tack stripps
4.3 Other Rooms/Elecrtical Hazards
hall light needs globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail 10/19/11- Exterior porche light hanging from wires by unit # K
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.12 Kitchen/Sink
garbage dis non opp
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE add C M D (Carbon monoxide detector)
1.1 Living Room/Living Room Present
10/19/11- N/S 11:15 Gray & Tan unit
2.10 Kitchen/Stove or Range with Oven
RR knob missing , RF BURNER NON OPP
2.3 Kitchen/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
light need globe
4.8 Other Rooms/Floor Condition
trip hazard at door on carpet
8.7 General Health and Safety/Other Interior Hazards
unit needs C M D
1.5 Living Room/Window Condition
2 windows broke cut hazard
5.2 Secondary Rooms/Security
New Fail 10/19/11- Security - Double Cylinder Unit Door Lock must be removed.
1.1 Living Room/Living Room Present
Call 30 min B4 510-504-6786
9/26 - owner requested reschedule to 10/19
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
light needs globe
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
5.3 Secondary Rooms/Electrical Hazards
New Fail 10/19/11-Garage/Bedroom exposed elec behind bed
1.3 Living Room/Electrical Hazards
plug not grounded
2.3 Kitchen/Electrical Hazards
plug not grounded

3.12 Bathroom/Tub or Shower
Tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake strap on bottom
1.3 Living Room/Electrical Hazards
plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
plug not grounded
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
3.1 Bathroom/Bathroom Present
Steps need a handrail
1.1 Living Room/Living Room Present
10/19/11-Bob inspected uniot #9 instead of #10
1.3 Living Room/Electrical Hazards
UNIT 9 WAS INSPECTED

plug not grounded
1.3 Living Room/Electrical Hazards
2 plugs not grounded
2.3 Kitchen/Electrical Hazards
2 plugs not grounded and exposed elec wire from plug to plug
5.3 Secondary Rooms/Electrical Hazards
1 plug in livingroom closet has exposed elec
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.4 Living Room/Security
Remove 2 keyed deadbolt from front door
2.10 Kitchen/Stove or Range with Oven
Stove/Range R. R. Knobs Damaged / Missing .
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
2.7 Kitchen/Wall Condition
exposed elec behind stove
3.12 Bathroom/Tub or Shower
tub has chipping & peeling paint
3.3 Bathroom/Electrical Hazards
exposed elec by sink
1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.2 Bathroom/Electricty
UNIT 2 WAS INSPECTED

1 plug non opp
3.3 Bathroom/Electrical Hazards
1 plug not grounded
7.4 Heating and Plumbing/Water Heater
need earthquake straps on top & bottom
1.1 Living Room/Living Room Present
1st floor needs SD and carbon monoxide tester
3.3 Bathroom/Electrical Hazards
light needs globe and plug not grounded
4.3 Other Rooms/Elecrtical Hazards
light needs bulb
4.10 Other Rooms/Smoke Detectors
hall 2st floor needs carbon monoxide tester

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche steps needs handrails
1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1/2 bathroom toilet loose to floor
1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840
2.10 Kitchen/Stove or Range with Oven
RR burner non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6from floor
1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
both GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate
7.4 Heating and Plumbing/Water Heater
2 need earthquake straps top & bottom
2 need prv pipe 6" from floor
1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.R. Burner Not Working.
7.4 Heating and Plumbing/Water Heater
need earthquake bottom strap
1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit
2.10 Kitchen/Stove or Range with Oven
LR BURNER non opp
4.5 Other Rooms/Window Condition
RR BEDROOM window crank missing
8.1 General Health and Safety/Access to Unit
front door remove 2keyed deadbolt
1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room window broken cut hazard
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE added
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.5 Kitchen/Window Condition
window doesnt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater
8.7 General Health and Safety/Other Interior Hazards
unit needs carbon monoxide tester
1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified
1.5 Living Room/Window Condition
window broken cut hazard
2.3 Kitchen/Electrical Hazards
all plugs not grounded
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
4.4 Other Rooms/Security
remove bed in front of window fire exit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porche steps needs handrails
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no SD in house add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown
4.5 Other Rooms/Window Condition
ILF BEDROOM R window crank missing
6.4 Building Exterior/Condition of Exterior Surfaces
front of building more than 20sq ft of chipping paint
1.1 Living Room/Living Room Present
TD Spoke to owner on 11/18/11. please call owner would like call 30 minutes before tel# 510-232-5747.

10/18/11-Owner wants a call 30 mins B4 ph# 510-232-5747

N/S at 11:35am, pink and white
1.1 Living Room/Living Room Present
9/28 - no show at 1:15, security gate locked and no access to unit
8.4 General Health and Safety/Garbage and Debris
remove all old appliances from back of building
1.1 Living Room/Living Room Present
10/5 - owner requests reschedule to 10/26
8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean
1.1 Living Room/Living Room Present
10/12 - no access at 1:05, tenant did not know about inspection
1.3 Living Room/Electrical Hazards
plug plate missing by hearter
2.10 Kitchen/Stove or Range with Oven
LR LF burner must self ignite ,hood fan screen missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
leak behind toilet from water supply
4.5 Other Rooms/Window Condition
LR Bedroom window broken cut hazard
8.7 General Health and Safety/Other Interior Hazards
no working SD in unit
1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 1:45p.m.
4.10 Other Rooms/Smoke Detectors
SD non opp
4.3 Other Rooms/Elecrtical Hazards
Hall light needs bulb and globe
4.4 Other Rooms/Security
remove things in front of window fire exit

6.4 Building Exterior/Condition of Exterior Surfaces
siding has dryroot window broke front of building
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom
1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
DISHWASHER needs cover on bottom exsposed ELEC
7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom
1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.
2.3 Kitchen/Electrical Hazards
INSPECTED UNIT WAS 3503

GFI OUTLET DOESNT WORK as designed R of sink
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
1.1 Living Room/Living Room Present
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656
2.10 Kitchen/Stove or Range with Oven
Stove/Range all Burners Not Working.
1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11
1.4 Living Room/Security
front door need weather stripping on bottom
3.12 Bathroom/Tub or Shower
tub water stopper missing
3.5 Bathroom/Window Condition
2 windows broke & out of frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
10/21/11-inspected unit A instead of #B
1.4 Living Room/Security
UNIT B WAS INSPECTED

front door security gate has cut hazard by knob
4.3 Other Rooms/Elecrtical Hazards
switch plate missing
5.3 Secondary Rooms/Electrical Hazards
NEW FAIL water heater room - missing switch plate
7.4 Heating and Plumbing/Water Heater
need prv pipe 6" from floor & remove things in front of water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
NEW FAIL repair falling fence
8.4 General Health and Safety/Garbage and Debris
NEW FAIL Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
stove non opp
5.4 Secondary Rooms/Other Potential Hazardous Features
NEW FAIL Install smoke detector in 2nd floor hallway.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
2.5 Kitchen/Window Condition
NEW FAIL Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
need thermostat cover missing
1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th
4.6 Other Rooms/Celing Condition
UNIT INSPECTED WAS 180 9TH ST

has water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
unit all rooms remove tack strips
8.7 General Health and Safety/Other Interior Hazards
cap gas line by water heater
1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st
2.10 Kitchen/Stove or Range with Oven
158 9TH ST WAS INSPECTED

Stove/Range L R Burner Not Working.
3.3 Bathroom/Electrical Hazards
GFI dont work as designed
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining

4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot

4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester

4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe

7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom

1.3 Living Room/Electrical Hazards
Damaged/cracked outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Behind fridge - Damaged outlet presents an electrical hazard. A missing and/or cracked coverplate presents an electrical hazard.

3.4 Bathroom/Security
Door will not close

3.8 Bathroom/Floor Condition
remove debris from floor

4.3 Other Rooms/Elecrtical Hazards
RC bedroom - Damaged/cracked outlet presents an electrical hazard.

4.4 Other Rooms/Security
RR bedroom - Remove keyed lock from interior door

4.8 Other Rooms/Floor Condition
LR bedroom - spray for ants

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - smoke detector chirping, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace cover on heater
7.5 Heating and Plumbing/Water Supply
Water not getting hot, only lukewarm.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.3 Living Room/Electrical Hazards
all plugs not grounded
5.2 Secondary Rooms/Security
back door security gate has cut hazard by knob
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C
1.3 Living Room/Electrical Hazards
3 plugs not grounded
1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor
2.10 Kitchen/If No Stove
no stove yet need to check
2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded
4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

1.1 Living Room/Living Room Present
Call 30 min B4 510-604-8111
7/12 - owner requests reschedule to 7/26

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

4.3 Other Rooms/Elecrtical Hazards
Laundry room light needs globe

4.4 Other Rooms/Security
Door locked no access

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

2.10 Kitchen/Stove or Range with Oven
hood fan screen missing

2.3 Kitchen/Electrical Hazards
both GFI OUTLET doesnt work as designed

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT work as designed

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes on bottom ADD PRV pipe

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug not grounded under window

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom add PRV pipe

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

2.10 Kitchen/Stove or Range with Oven
oven seal missing

2.3 Kitchen/Electrical Hazards
GFI OUTLET doesnt work as designed R of sink

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 45 mins B4 going to unit or if you know what time you would be there give him that time Ph# 510-575-4777

10/31/2011- pls call Joel Gomez 30min before arrival (510) 575-4777. Theres 2 prop. scheduled and he needs to know which one to be at first. The second prop. is 566 6th St.- Thank you- A.L.

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 12:55

1.3 Living Room/Electrical Hazards
plug not grounded

2.3 Kitchen/Electrical Hazards
plug not grounded

3.3 Bathroom/Electrical Hazards
plug not grounded

3.6 Bathroom/Ceiling Condition
paint ceiling raw sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room patch hole and paint raw sheetrock

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV pipe

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
Pls call Janet 30min before arrival for all 3 prop. 167 S. 3rd St., 144 S. 6th St. and 2601 Main St. (510) 237-6459 ext. 11. Thank you- A.L.

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.6 Living Room/Ceiling Condition
tenant stated when raining ceiling leaks, and in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

2.3 Kitchen/Electrical Hazards
exchaust fan non opp repair or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

4.5 Other Rooms/Window Condition
window out of frame

6.4 Building Exterior/Condition of Exterior Surfaces
vent screens missing around building

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

2.10 Kitchen/Stove or Range with Oven
Stove/Range 2 Right side Burner Not Working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No Carbon Monoxide Alarm

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

1.1 Living Room/Living Room Present
unit 442 was inspected
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:37a.m.
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed dryer plug
3.3 Bathroom/Electrical Hazards
exchaust fan non opp
4.4 Other Rooms/Security
remove bed in front of window fire exit
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
3.3 Bathroom/Electrical Hazards
bathroom plug hot and ground are reverse
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover not on right
2.10 Kitchen/Stove or Range with Oven
Oven door not closing properly
2.10 Kitchen/Stove or Range with Oven
Stove has electrical short
3.12 Bathroom/Tub or Shower
Master bath - drain cover missing
6.4 Building Exterior/Condition of Exterior Surfaces
Wall outlet outside front door cracked/broken
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
12/5/11-Prop mgr call would like a call 30 mins B4 ph# 510-776-8409
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
2.3 Kitchen/Electrical Hazards
plug in kitchen by window hot and nue
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
missing toilet paper holder replace and towel bar missing replace
3.6 Bathroom/Ceiling Condition
ceiling by fan needs repair
4.10 Other Rooms/Smoke Detectors
in hallway not working
4.3 Other Rooms/Elecrtical Hazards
light in bedroon on left needs globe
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working

1.1 Living Room/Living Room Present
12/6/11- N/S inspector was there at 10:00a.m.
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
12/5/11-Owner wants a call 20 mins B4 going to unit ph# 510-235-3134
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.
2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
10/19/11-call owner stated can not do inspection today for # 1 or # 4

10/04/2011-pls call prop mgr. Analisa- (510) 875-4396 30min. before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/19/11-called owner stated can not do inspection today for # 4 and # 1

1.1 Living Room/Living Room Present
(Unit 3505 is under section 8 DO NOT INSPECT) PLEASE GO TO 3503 Bissell that is the alternate unit. Pls call owner 30min before arrival (510) 528-2762 Thank you- A.L.

1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp heater

1.1 Living Room/Living Room Present
12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.

1.3 Living Room/Electrical Hazards
light needs globe

3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
10/24/11- No Show 11:30 beige & green unit

1.1 Living Room/Living Room Present
10/24/11- No Show no power

10/14/11-owner wants a call 30 mins B4 510-235-5745

1.1 Living Room/Living Room Present
10/24/11- NS 11:00 tenant stated was not notified

1.1 Living Room/Living Room Present
11/28/11-Owner would like a call 30 mins B4 ph# 510-409-4084

1.1 Living Room/Living Room Present
10/26/2011- owner is having surgery and needs to re-schedule. He needs to re-schedule 2 prop. 1401 Garvin and 3333 Florida. Gave owner a few dates to choose from. He chose 11/14/2011 11am-2pm. Pls call 30min before arrival. (510) 368-8840

1.1 Living Room/Living Room Present
10/26/2011- owner needs to re-schedule has surgery. Owner chose 11/14/2011 11am-2pm. Pls call 30min. before arrval. (510) 368-8840. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. He works 6 days a week. Only Mondays off. Ok by Jennifer to move out to 11/14/2011 1pm-4pm. A.L.

1.1 Living Room/Living Room Present
11/2/2011- tenant/mgr. needs to re-sch. He knows its last minute but he has a Dr.s appt. for his baby and can not re-sch. Per Jennifer ok to move to 11/9/2011 11am-2pm or 1pm-4pm OR 11/14/2011 1pm-4pm. Ari chose 11/14/2011 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on

1.5 Living Room/Window Condition
window will not lock

2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink

3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke

4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath

1.1 Living Room/Living Room Present
10/17/11-N/S 11:30a.m. Tan & Green unit

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 9:37a.m. locked gate

2.10 Kitchen/Stove or Range with Oven
LR Burner non opp

4.4 Other Rooms/Security
RR BEDROOM remove bed in front of window fire exit

1.1 Living Room/Living Room Present
10/27/2011- owner will be out of town. Needs to re-schedule. Gave owner a few dates to choose from. He chose 11/16/2011 1pm-4pm. Pls. call 30min. before arrival (415) 260-2880. Thank you- A.L.

1.3 Living Room/Electrical Hazards
plug hot and neutrak are reverse

4.3 Other Rooms/Elecrtical Hazards
plug hot and neutral are reverse

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 and 11 am.

1.3 Living Room/Electrical Hazards
all plugs not grounded

2.10 Kitchen/Stove or Range with Oven
need to check stove , no gas time of inspection

2.3 Kitchen/Electrical Hazards
all plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
all plugs not grounded

7.4 Heating and Plumbing/Water Heater
all 4 needs earthquake strapes on bottom

1.1 Living Room/Living Room Present
11/18/11-Owner call wants the re-inspection for Monday advise him I can change it to Monday between 9-12 and would like the inspector to call 30 mins B4 510-798-9551

INspection should be at 622 SOUTH 16th
11/16/11 inspection MUST be done between 10 an

1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit #9 instead of #10

1.1 Living Room/Living Room Present
10/19/11-Bob inspected unit # 2 not # 3

1.1 Living Room/Living Room Present
11/29/11-Owner call need more time tenant would not let me in to do the repairs advise him will schedule 2wks out

1.1 Living Room/Living Room Present
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off

3.13 Bathroom/Ventilation
exchaust fan non opp

3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe

4.4 Other Rooms/Security
LR BEDROOM no access door locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp

7.4 Heating and Plumbing/Water Heater
no access

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.4 Living Room/Security
front door need weather stripping on bottom

3.12 Bathroom/Tub or Shower
tub water stopper missing

3.5 Bathroom/Window Condition
2 windows broke & out of frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.2 Other Rooms/Electricity/Illumination
need 2 bulbs & globe
4.6 Other Rooms/Celing Condition
ceiling has water damage
4.4 Other Rooms/Security
door locked, no access
4.5 Other Rooms/Window Condition
window coming out of frame
5.4 Secondary Rooms/Other Potential Hazardous Features
1st floor needs carbon monoxide tester
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom add prv pipl 6" from floor
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11- Inspected 545 instead of 537 Nevin
1.3 Living Room/Electrical Hazards
545 WAS INSPECTED

All plug and switch plates missing
2.10 Kitchen/Stove or Range with Oven
non opp
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
all plug and switch plates missing
7.4 Heating and Plumbing/Water Heater
6 water heaters need earthquake straps top and bottom, 1 HWH has a leak
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.4 Living Room/Security
Front door dont lock properly
Security gate has cut hazard on bottom
2.1 Kitchen/Kitchen Area Present
exhust fan non opp
2.10 Kitchen/Stove or Range with Oven
Stove plug non opp
4.4 Other Rooms/Security
Remove security bars fire exit
5.4 Secondary Rooms/Other Potential Hazardous Features
no working S.D. add carbon monoxide tester
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing
2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.
2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink
2.6 Kitchen/Ceiling Condition
remove old light on celing
3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor
4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling
4.5 Other Rooms/Window Condition
remove bed in front of window fire exit
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range LR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining
4.3 Other Rooms/Elecrtical Hazards
exposed elec on celing need cover
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
Stove/Range RR Burner Not Working.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.5 Other Rooms/Window Condition
LR bedroom both window seal has dri rot
4.10 Other Rooms/Smoke Detectors
no working S D in unit
and add carbon monoxide tester
4.7 Other Rooms/Wall Condition
Wall has water damage and hole in wall by door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
laundry room back porche light needs bulb & globe
7.4 Heating and Plumbing/Water Heater
need earthquake straps top & bottom
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
2.10 Kitchen/Stove or Range with Oven
stove not in need to check
3.3 Bathroom/Electrical Hazards
plug not grounded
3.4 Bathroom/Security
has no door
5.3 Secondary Rooms/Electrical Hazards
Circuit Breaker Not Working Properly. can not check all plugs fix all plugs in living room and bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
vent screen missing on over hang around building
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. need to check all water supplys
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power
8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power
8.1 General Health and Safety/Access to Unit
No power or gas to unit, could not perform inspection
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.3 Living Room/Electrical Hazards
3 plugs not grounded

1.8 Living Room/Floor Condition
livingroom to hall trip hazard on floor

2.10 Kitchen/If No Stove
no stove yet need to check

2.3 Kitchen/Electrical Hazards
left wall 2 plugs not grounded

4.3 Other Rooms/Elecrtical Hazards
2 plug plates missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
no water need to check all water supply

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:13

1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day and tenant can not be there she just started a new job advise her will be schedule 2wks out will get notice in the mail with date and time

1.1 Living Room/Living Room Present
12/16/11-Owner call need to reschedule can not get off work that day advise her will be schedule 2wks out will get notice in the mail with date and time

2.10 Kitchen/If No Stove
can not check

7.4 Heating and Plumbing/Water Heater
Presure release valve needs to be 6" from ground

7.5 Heating and Plumbing/Water Supply
no water can not check

2.2 Kitchen/Electricty
GFI in kitchen right of sink wont test

3.2 Bathroom/Electricty
GFI in bathroom hot and netual are reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
could not see hot water heater

4.3 Other Rooms/Elecrtical Hazards
needs light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/29/11- owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
12/19/11-545 WAS INSPECTED
11/30//-owner was given extension to 12/12/11 10/12/11
Inspected 545 instead of 537 Nevin

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.4 Other Rooms/Security
Remove security bars fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102

1.6 Living Room/Ceiling Condition
UNIT 101 WAS INSPECTED

remove old light from celing

2.10 Kitchen/Stove or Range with Oven
Stove/Range RF & RR Burner Not Working.

2.3 Kitchen/Electrical Hazards
GFI dont work as designed L of sink, and plug non opp R of sink

2.6 Kitchen/Ceiling Condition
remove old light on celing

3.3 Bathroom/Electrical Hazards
remove old GFI plug next to new GFI

4.8 Other Rooms/Floor Condition
linoleum missing on floor

4.3 Other Rooms/Elecrtical Hazards
Remove old light from ceiling

4.5 Other Rooms/Window Condition
remove bed in front of window fire exit

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- N/S no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not conduct inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11 N/S- no power

8.1 General Health and Safety/Access to Unit
No power to unit, could not perform inspection

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light need bulb & globe

7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing

8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
10/21/11- Inspected unit #A instead of #C

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-Inspector did not go to unit will re-schedule for 12-5-11

1.1 Living Room/Living Room Present
11/29/11 - no show 10:10, tan w/ white & reddish trim. called phone and no answer

1.1 Living Room/Living Room Present
11/29/11 - no show at 9:42, black gate

1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 9:35

8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.

1.1 Living Room/Living Room Present
11/29/11-Owner would like a call 30 min B4 ph# 510-410-5490

1.1 Living Room/Living Room Present
11/30/11-N/S inspector was there at 10:00 to 10:15a.m.
9/28 - no show at 12:30, tan and brown

2.3 Kitchen/Electrical Hazards
plug missing cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
need smoke detector on first floor no working s.d. in unit

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16

8.4 General Health and Safety/Garbage and Debris
remove garbage from kitchen and clean

1.1 Living Room/Living Room Present
11/30/11-N/S inspector spoke with owner

1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 11:15
11/30/11-N/S inspector was there at 12:55

1.1 Living Room/Living Room Present
1/3/12-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home
11/30/11-Owner wants a call 30 min B4 ph# 510-375-6521-cell or 510-237-7008-home if not reachable call Sergio at 510-730-6656

1.1 Living Room/Living Room Present
Unit B was inspected

1.1 Living Room/Living Room Present
10/21/11 inspected unit 180 9th st not 164 9th

1.1 Living Room/Living Room Present
10/21/11-inspected 158 9th st instead of 182 9th st

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m

3.3 Bathroom/Electrical Hazards
plug hot and netual reversed

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 10:28a.m.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light in bathroom needs cover

4.3 Other Rooms/Elecrtical Hazards
light needs cover

1.1 Living Room/Living Room Present
1/4/12-N.S. inspector was there at 11:19
1/3/12-owner wants call 30 min B4 510-205-0837
12/5/11-N/S inspector was there at 10:37a.m.

1.4 Living Room/Security
backdoor security gate remove 2keyed deadbolt

1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate
2.10 Kitchen/Stove or Range with Oven
Stove/Range Knobs Damaged / Missing .
1.1 Living Room/Living Room Present
1/4/11-N/S inspector was there at 1:10p.m.
12/5/11-N/S inspector was there at 11:25a.m.
1.1 Living Room/Living Room Present
11/5/11-Insperctor was there at 11:58a.m.
1.1 Living Room/Living Room Present
1/5/12- N.S. inspector was there at 1:00p.m.
12/5/11-N/S inspector was there at 12:06p.m. locked security gate
1.1 Living Room/Living Room Present
12/6/11-N/S inspector was there at 12:43p.m.
4.3 Other Rooms/Elecrtical Hazards
bedroom on r plug hot and netual are reverse
7.4 Heating and Plumbing/Water Heater
need bottom strap
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
2.10 Kitchen/Stove or Range with Oven
Stove/Range R.B. Burner Not Working.
2.3 Kitchen/Electrical Hazards
2208 OHIO WAS INSPECTED

hot and netural are reversed by sink
3.12 Bathroom/Tub or Shower
Tub shower water handle is missing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town. Advised I can move it to 11/9/2011 11am-2pm. He said that would be perfect. Pls. call 30min. before arrival. (925) 219-2725. Thank you- A.L.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
1/11/12 - no show at 9:06am
2.10 Kitchen/Stove or Range with Oven
Range/Oven not working.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12
2.11 Kitchen/Refrigerator
needs seal damaged repair
2.7 Kitchen/Wall Condition
wall needs repair and paint by stove
3.6 Bathroom/Ceiling Condition
Bath ceiling needs repair and paint
4.3 Other Rooms/Elecrtical Hazards
needs light globe
1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12
1.4 Living Room/Security
front door screen damaged needs repair
1.5 Living Room/Window Condition
front window broke needs repair
1.8 Living Room/Floor Condition
carpet damaged hole
2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp
2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI in bath room not working
4.4 Other Rooms/Security
bedroom door off hinges
5.2 Secondary Rooms/Security
back door missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint
6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace
8.7 General Health and Safety/Other Interior Hazards
no power in this unit
1.1 Living Room/Living Room Present
10/24/11-No Show 12:30p.m. pink & white unit
1.1 Living Room/Living Room Present
1/13/12-wants a call 30 mins B4 ph# 510-589-5649

1/13/12- Owner wife call schedule inspection for 1/26/12 between 1-4 and said address is 856 6th St not 858 upper unit

1/11/12 - per SLundy, owner overlooked inspection date, will reschedule with no penalty
12/9/11-Prop MGr needs to be at end of day if possible arount 2:00p.m. wants call 30 mins B4 ph# 510-589-5649
11/9/2011- prop. mgr. Zina Hall called and request to re-schedule says she is not available for 12/5/2011. Advised her to hold while I check with scheduling dept. Per Jennifer said ok to move to 12/12/2011 9am-12pm we will not move again. Advised Mrs. Hall we can move to 12/12/2011 9am-12pm. She requests that inspector call her an hr before arrival (510) 589-5649. Also she has so many questions regarding invoices. I advised her she would need to speak with Teresa Davis. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
knob missing & oven door sticks shut and oven wobbles on floor
3.12 Bathroom/Tub or Shower
door swings inward not secured at base of glass slider
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.3 Building Exterior/Condition of Roof and Gutters
north side downpipe fell off
7.4 Heating and Plumbing/Water Heater
no earth quake straps
1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to re-schedule. Has to work 6 days a week. Only day off is Mondays. He gave 2 dates that hes available on 11/14/11 and 11/21/11. Checked with Jennifer and said we can do 11/14/11. Spoke with Cyrus confirmed date and time 1pm-4pm on
1.5 Living Room/Window Condition
window will not lock
2.3 Kitchen/Electrical Hazards
GFI OUTLET DOESNT WORK as designed R of sink
3.12 Bathroom/Tub or Shower
New fail leak in master bath shower and shower mount broke
4.3 Other Rooms/Elecrtical Hazards
New fail open ground master bedroom near bath
1.1 Living Room/Living Room Present
1/11/12 - no show at 11:00am
12/12/11-No inspection total rehab being done during inspection
11/29/11-Owner call need to reschedule tenant would not let me in to do the repairs advise will schedule 2wks out
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
3.13 Bathroom/Ventilation
exchaust fan non opp
3.3 Bathroom/Electrical Hazards
plug not grounded ,light needs globe
4.4 Other Rooms/Security
LR BEDROOM no access door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non opp
7.4 Heating and Plumbing/Water Heater
no access
4.4 Other Rooms/Security
remove key locks on bedroom doors
3.1 Bathroom/Bathroom Present
cabnet doors broke under sink
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing
2.3 Kitchen/Electrical Hazards
light not working
4.7 Other Rooms/Wall Condition
hole in wall
4.10 Other Rooms/Smoke Detectors
cover missing
4.4 Other Rooms/Security
L bedroom closet door damaged
1.1 Living Room/Living Room Present
1/10/12- 978 13th St was inspected instead of 974 13th St owner had no key and tenant was not there
978 13TH ST was inspected
4.3 Other Rooms/Elecrtical Hazards
978 13TH ST WAS INSPECTED

A missing and/or cracked switch presents an electrical hazard.

1.1 Living Room/Living Room Present
12/21/11-Owner call need to re-schedule leaving out of town to Korea will be back mid Feb. She dont have any one to be there in her place.

1.1 Living Room/Living Room Present
1/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10. Cannot reschedule appt same day as inspection.

3.3 Bathroom/Electrical Hazards
GFI wont test

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 11:38

1.7 Living Room/Wall Condition
Drywall / Damage above front door needs repair and paint

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Doors above refrigerator

3.3 Bathroom/Electrical Hazards
plug needs cover plate

1.1 Living Room/Living Room Present
1/9/12-Owner call wants call 30 min B4 ph# 510-701-2685

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke Detector in living room non op replace

7.4 Heating and Plumbing/Water Heater
needs release valve 6" from ground

3.3 Bathroom/Electrical Hazards
GIF not testing replace

1.1 Living Room/Living Room Present
1/10/12- Inspected 6002 Bayview no entry to 6006

2.3 Kitchen/Electrical Hazards
6002 BAYVIEW AVE INSPECTED

hot and netual reverse R of sink

7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.
2. Earthquake straps needed top and bottom

1.1 Living Room/Living Room Present
1/10/12- N.S. inspector was there at 1:57

1.1 Living Room/Living Room Present
1/10/11-Call Micheal R advise him of address to change it

1/10/12- Owner call said address is 5967 Wenk Ave not 5961 sid I will let the inspector know she said ok

2.1 Kitchen/Kitchen Area Present
5967 WENK AVE WAS INSPECTED

Smoke Detector not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
light switch need knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover does not fit correctly
1.1 Living Room/Living Room Present
1/10/12-owner wants a call 30 mins B4 going to unit ph# 510-303-8245
2.10 Kitchen/Stove or Range with Oven
Hood fan needs cover screen and cleaning
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Drywall needs repair and paint
1.1 Living Room/Living Room Present
Unit A
1.7 Living Room/Wall Condition
Repair wall hole by front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Light needs cover
7.4 Heating and Plumbing/Water Heater
Top earthquake strap needed. HWH must have two straps.
1.1 Living Room/Living Room Present
1/11/12 - no show at 12pm
1.1 Living Room/Living Room Present
1/11/12 - no show at 12:18pm
1.1 Living Room/Living Room Present
1/11/12 - reschedule of unit due to office error. Unit accidentally cancelled off route.
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11

10/21/11-Inspected unit 101 instead of unit 102
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
11/30/11-Owner was given extension to 12/12/11
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater tremostat cover missing
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
1.1 Living Room/Living Room Present
1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13
1.1 Living Room/Living Room Present
12/19/11-N.S. inspector was there at 12:30

1.4 Living Room/Security
1. Front door knob is damaged
2. Front door trim is damaged

2.10 Kitchen/Stove or Range with Oven
Hood fan needs screen.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate (left of stove) presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
ALL Smoke detectors are inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/If No Stove
can not check

7.5 Heating and Plumbing/Water Supply
no water can not check

7.4 Heating and Plumbing/Water Heater
new fail water heater needs earthquake strapes top and bottom

2.10 Kitchen/Stove or Range with Oven
RR burner non opp

2.12 Kitchen/Sink
faucet loose to sink

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet falling off wall

2.3 Kitchen/Electrical Hazards
exchaust fan non opp

4.3 Other Rooms/Elecrtical Hazards
L wall plug non opp, R wall plug not grounded

4.4 Other Rooms/Security
remove security bars from window fire exit

4.6 Other Rooms/Celing Condition
water damage on ceiling R front

7.4 Heating and Plumbing/Water Heater
needs earthquake strapes top and bottom ADD PRV PIPE

1.1 Living Room/Living Room Present
12/6/11-Property MGR stopped inspection unit is totaled by residents
12/30/11 - PM requested extension to 1/23/12

1.4 Living Room/Security
front door screen damaged needs repair

1.5 Living Room/Window Condition
front window broke needs repair

1.8 Living Room/Floor Condition
carpet damaged hole

2.10 Kitchen/Stove or Range with Oven
gas is off stove non opp

2.3 Kitchen/Electrical Hazards
GFi in kitchen not testing

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
GFI in bath room not working

4.4 Other Rooms/Security
bedroom door off hinges

5.2 Secondary Rooms/Security
back door missing knob

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke damage throughout needs paint

6.4 Building Exterior/Condition of Exterior Surfaces
bars on window needs removed or guick release put on them

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing replace

8.7 General Health and Safety/Other Interior Hazards
no power in this unit

1.1 Living Room/Living Room Present
12/30/11 - PM requested extension to 1/23/12

1.1 Living Room/Living Room Present
1/3/2012- Owner would like to move out to 1/23/12 he will be out of town. Per Jennifer ok to move out. Spoke with Cyrus and advised of new date and time. Said perfect. Thank you and he will call Michael Petragallo as well.
A.L. 10/19/2011- owner needs to
1.1 Living Room/Living Room Present
1/3/12-Canc per Alison owner said just gotten notice that day and the tenant is not there in Japan will re-schedule for 1/23/12 between 11-2

12/12/11-N/S inspector was there ar 11:35 unit pale blue 4 unit

10/28/2011- owner will be out of town.
1.3 Living Room/Electrical Hazards
light needs globe
3.3 Bathroom/Electrical Hazards
GFI OUTLET DOESNT WORK as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
all porche lights needs globes , 1 light missing exsposed ELEC
7.4 Heating and Plumbing/Water Heater
no access
8.4 General Health and Safety/Garbage and Debris
remove old stove refrigerator and washer iin front of building NEW FAIL
1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison
1/3/12- N.S. inspector was there at 9:35
8.7 General Health and Safety/Other Interior Hazards
Unit = Unit Excessively dirty.Needs Cleaning.
1.1 Living Room/Living Room Present
1/3/12-N.S. inspector was there at 1:16
1.1 Living Room/Living Room Present
1/26/12 No entry
1/3/12- N.S. inspector was there at 1:00
12/6/11-N/S inspector was there at 9:20a.m.
1.1 Living Room/Living Room Present
1/26/12- Locked gate no entry
1/3/12- N.S. inspector was there at 1:10
12/6/11-N/S locked gate no key inspector was there at 9:28a.m.
1.1 Living Room/Living Room Present
1/3/12-Inspector inspected 2208 Ohio Ave instead of 2212 Ohio Ave is under repair
12/6/11-N/S inspector was there at 11:14a.m.
1.1 Living Room/Living Room Present
1/30/2012- Pls call owner @ 9:30am or 10am pls. owner has an appt. 2 11:30am. (510) 232-8982. Thank you-A.L. 1/24/12-Owner would like a call apon arrival ph# 510-232-8982

12/6/11-N/S inspector was there at 12:43p.m.
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 10:00

1/3/12-Inspector inspected 341 S 9th St instead of 345 s 9th St
12/6/11- N/S inspector was there at 10:00a.m.
2.3 Kitchen/Electrical Hazards
341 S 9TH ST WAS INSPECTED

plug by refrigertor missing cover
4.3 Other Rooms/Elecrtical Hazards
on right light switch missing cover
7.4 Heating and Plumbing/Water Heater
missing bottom strap
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 9:36a.m
1.1 Living Room/Living Room Present
12/5/11-N/S inspector was there at 11:18a.m. locked security gate

2.10 Kitchen/Stove or Range with Oven
exhaust fan not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.3 Bathroom/Electrical Hazards
light in bath room not working

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/18/12 - owner request reschedule due to her and tenants not being available. will move to 2/6, no more reschedules on this attempt

1.1 Living Room/Living Room Present
1/26/12- Owner called on 1/24/12 to move it to 1/31/12 . I didnt get back to her. Claudia could you ask Jennifer if we can remove it from todays schedule.She cant make it. Alison took the call. I Claudia ask Jennifer for a date and time to re-schedule.Jennifer gv me 2/15/12 between 1-4 and Jennifer said it was ok for me to call the owner back and gv date and time. Advise owner she ask if anything before that date and time advise her that is the one she said ok I also advise her she could have some one 18 yrs or older there in her place.

1.1 Living Room/Living Room Present
1/18/12 - owner requests reschedule to 2/6 due to having to work on 1/26

1.1 Living Room/Living Room Present
1/12/2012- Owner called to re-schedule. She will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and owner chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
back burner L not working

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room plug Lside hot & ground reverse

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/12 and returning 2/14/12. Advised it will be re-scheduled for 2/17/12 and owner chose 1pm-4pm. Also would like a 30min pre call. (510) 334-3244. Thank you-A.L. Also this address is 127 6th st. NOT SOUTH. Thank you-A.L.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working

3.3 Bathroom/Electrical Hazards
GFI is cracked need to be replaced

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
1/12/2012- Owner will be out of town starting 1/18/2012 and returning 2/14/2012. Advised it will be re-scheduled for 2/17/2012 and she chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
1/26/12-Canc off schedule per Alison

1.1 Living Room/Living Room Present
1/26/12- No entry said no letter no entry

2.10 Kitchen/Stove or Range with Oven
Stove/Range Knob Damaged / Missing .

4.3 Other Rooms/Elecrtical Hazards
light does not work

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
outside stairs cracked at top needs repair

8.7 General Health and Safety/Other Interior Hazards
remove discoloration on / around all windows

1.1 Living Room/Living Room Present
1/26/12-No entry
1/27/12 - new mailing address: PO BOX 1398, El Cerrito 94530

1.1 Living Room/Living Room Present
1/26/12- N.S. inspector was there at 1:20

1.1 Living Room/Living Room Present
1/26/12-Locked gate no entry

1/11/12- need to inspect 307 Bissell Ave not 301 Bissell advise owner of dates and time he chose 1/26/12
1/10/12-Owner call in need to re-schedule just got letter a couple of days ago have not been able to get a hole of the tenant. they work and it hard to get a hold of them advise him will schedule 2wks out.
12/19/11-N.S. inspector was there at 12:13

1.2 Living Room/Electricity
Inspection address is 307 BISSELL

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there @ 10:45

2/6/20121/10/12 - No show at 11am
1/10/12-Owner left voice mail on 1/9/12 at 4:30p.m. and need to re-schedule inspection i am out of town in N.J.
1/11/12 - owner marked as no show as call came in after close of business on 1/9 so counts as call on 1/10.
Cannot reschedule appt same day as inspection.

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:30

1/10/12- N.S. inspector was there at 11:05

1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 12:15

1/10/12- N.S. inspector was there at 11:05

1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

2.12 Kitchen/Sink
Garbage disposal missing stress clamp

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20

1.1 Living Room/Living Room Present
6/26 - no show at 10:35

1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30

1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45

4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
6/26/12 no show at 11:05

2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher

1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.7 Living Room/Wall Condition
Repair wall hole. (near entry)

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

4.4 Other Rooms/Security
remove keyed lock from interior door

1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

8.7 General Health and Safety/Other Interior Hazards
clear access to electrical panel

1.4 Living Room/Security
repair screen / security door, cut hazard

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
remove deadbolt from rear bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Access to panel box is blocked

4.7 Other Rooms/Wall Condition
Repair wall hole.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.4 Living Room/Security
remove double cylinder lock

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
Stove/Range Burner Not Working.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
4.4 Other Rooms/Security
Doors must be secured to hinges.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
6/26 - no show at 12
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install two earthquake straps
1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
4.10 Other Rooms/Smoke Detectors
Smoke detector in hall not testing
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake straps
2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 gate locked no access to unit

1.1 Living Room/Living Room Present
PLEASE CALL OWNER 30MIN BEFORE ARRIVAL- (415) 971-4039. THANK YOU-A.L.

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15

1.1 Living Room/Living Room Present
7/2/12 no show at 12:15

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. behind stove

8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working

no carbon monoxide detector

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

2.4 Kitchen/Security
Remove deadbolt on door to garage from kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h

1.3 Living Room/Electrical Hazards
all outlets ungrounded.

2.3 Kitchen/Electrical Hazards
outlet by stove not grounded

5.3 Secondary Rooms/Electrical Hazards
outlet in storage room not grounded

1.1 Living Room/Living Room Present
6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59

1.1 Living Room/Living Room Present
6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

2.4 Kitchen/Security
back screen door damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detectors in living room and bedroom not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

6.4 Building Exterior/Condition of Exterior Surfaces
install address on building visible from street

1.1 Living Room/Living Room Present
6/29/2012- Pls call John 30min before arrival. (510) 381-1894. Thank you-A.L.

1.1 Living Room/Living Room Present
6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
no show at 1:03

3.7 Bathroom/Wall Condition
wall paint peeling

4.10 Other Rooms/Smoke Detectors
smoke detectors missing on both levels

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

install carbon monoxide alarm

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

5.4 Secondary Rooms/Other Potential Hazardous Features
must install carbon monoxide detector

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

1.1 Living Room/Living Room Present
7/5/12 no show at 10:25

2.3 Kitchen/Electrical Hazards
GFI left of stove not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/12 Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

1.3 Living Room/Electrical Hazards
open ground on outlet on right wall

2.3 Kitchen/Electrical Hazards
open ground in outlet

8.7 General Health and Safety/Other Interior Hazards
must install carbon monoxide detector

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.3 Bathroom/Electrical Hazards
outlet has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector needed

1.1 Living Room/Living Room Present
7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

1.1 Living Room/Living Room Present
address is 167 S 37TH ST

7/5/12 inspector could not locate address

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

8.7 General Health and Safety/Other Interior Hazards
unit needs a carbon monoxide alarm

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard., outlet has open ground

1.3 Living Room/Electrical Hazards
outlet by front door is broken

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide alarm installed

4.3 Other Rooms/Elecrtical Hazards
ungrounded outlet in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
2.12 Kitchen/Sink
Kitchen sink has a major leak on left side
3.12 Bathroom/Tub or Shower
Bathroom tub/shower drain needs repair.
8.7 General Health and Safety/Other Interior Hazards
Please install carbon monoxide detector
1.3 Living Room/Electrical Hazards
ungrounded outlet by hallway
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
2.12 Kitchen/Sink
Kitchen sink has a leak.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower water constantly runs.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
1. No carbon monoxide alarm installed in unit

2. windows throughout unit leak
1.1 Living Room/Living Room Present
6/19/2012- Owner needs more time. Advised we can move her to July 11, 12 or 13th. She chose 7/12/12 9am-12pm. Thank you-A.L. Request a 30min. call before arrival.
1.1 Living Room/Living Room Present
6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer
1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit, must have one per level and one per sleeping room
2. No carbon monoxide detector, must have one per level
1.1 Living Room/Living Room Present
6/25/2012- Tenant has cancer and owner wouldnt be able to get in. Advised we can move her to July 11, 12 or 13th. She chose 7/11/2012 9am-12pm. Thank you-A.L.
1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.
1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.
1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
1814 CARLSON to be inspected

6/26/12 - owner requests extension to 7/31 due to being out of town.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178 30MIN BEFORE. ITS A GATED COMM. THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Advised him dates open for Aug. he chose 8/3/2012 9am-12pm. Thank you-A.L.

1.1 Living Room/Living Room Present
8/2/2012- PLEASE CALL OWNER MR. FARNEY (415) 246-8178. 30MIN BEFORE THANK YOU-A.L. 6/26/2012- Owner will be out of the country the whole month of July. Gave dates that are open for Aug. He chose 8/3/2012 9am-12pm Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Owner needs to re-schedule to Aug. Will be out of town. Advised I can move to 8/3/2012. She said thats fine. She chose 9am-12pm. Request a 15min call before arrival. Pls. call (510) 374-8184 Thank you-A.L.

1.1 Living Room/Living Room Present
6/27/2012- Please move to 7/6/2012 instead of 7/11. Its better for the tenant. Request 11am-2pm. Please call owner 15min before arrival. 925-623-6397. Thank you- A.L. 6/26/2012- Owner Stan request to move inspection. The tenants will be there but would like a couple of days after. Advised him I have 7/6, 11th 12th and 13th open. Said pls move to 7/11 9am-12pm. He will speak with tenant and if the 6th is ok will move it to that date. Advised ok. Thank you-A.L.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove deadbolt from interior door

Remove keyed lock from interior door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. dining room
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
6/26/12 No show at 10:20
1.1 Living Room/Living Room Present
6/26 - no show at 10:35
7/30/12 - no show at 9:12am
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
6/26/12 no show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
6/26/12 no show at 10:45
7/30/12 no show at 9:34
1.1 Living Room/Living Room Present
6/26/12 no show at 11:05
1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

2.3 Kitchen/Electrical Hazards
All GFI outlets in kitchen not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door

1.1 Living Room/Living Room Present
8/2/12 no show at 9:29

2.10 Kitchen/Stove or Range with Oven
Oven is inoperable. An oven must be present and working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
blinds in master bedroom not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.6 General Health and Safety/Interior Stairs and Common Halls
tiles loose at top of stairs

light in stairs not working

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/2/12 no show at 11:15
8/1/12 no show at 9:20

1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine

1.6 Living Room/Ceiling Condition
Smoke detector not working

3.12 Bathroom/Tub or Shower
Hall shower door not working as designed

4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

4.10 Other Rooms/Smoke Detectors
install carbon monoxide detector, one per level

8.7 General Health and Safety/Other Interior Hazards
remove keyed locks from all interior doors and replace with thumb-turn locks

1.1 Living Room/Living Room Present
6/18/2012- Owner request that inspection be moved to the morning. Advised we can and it will be from 9am-12pm. He said thats fine. The tenant will be there. Thank you-A.L.

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L.

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/1/12 locked gate no access to unit

1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L.

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
6/21/2012- Please contact owner 30min before arrival. Has 2 properties that are being inspected. Needs to know which one will be first. Florence (510) 206-6884. Thank you-A.L.

2.4 Kitchen/Security
back screen door damaged.

1.1 Living Room/Living Room Present
no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
7/5/12 no show at 10am

1.1 Living Room/Living Room Present
7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL OWNER TONY (510) 882-0682 30MIN BEFORE ARRIVAL. THANK YOU-A.L. 7/5/12 no show at 10:25

1.1 Living Room/Living Room Present
7/5/12 no show at 10:50

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05

1.1 Living Room/Living Room Present
327 inspected

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

2.3 Kitchen/Electrical Hazards
open ground on outlet next to stove

1.1 Living Room/Living Room Present
Spoke with Ronald Kramer he will be out of the country 7/6/2012-8/6/2012. Advised currently we dont have any openings after 8/6/12 right now. It will be re-scheduled and we can email him. rnldkraemer@gmail.com. Thank you-A.L.
ONWER MADD - 567 TARRAGON DR, SAN RAFAEL, CA 94903-3205

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector installed

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.6 Living Room/Ceiling Condition
Smoke detector not testing

2.10 Kitchen/Stove or Range with Oven
Stove/Range right rear Burner Not Working.

3.6 Bathroom/Ceiling Condition
patch on ceiling needs to be painted

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484.
7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.
7/13/12 NO ENTRY TO UNIT AT 9:10

1.1 Living Room/Living Room Present
7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
7/20/2012- Owner will be out of town and not returning until 8/7/2012. I can move her to 8/13/2012. Said thats fine. She chose 11am-2pm. Request a call 30min before arrival. Request another inspector. (510) 233-1204. Thank you-A.L. 6/21/2012- Owner needs to re-schedule its 4th of July week and doesnt know if tenants will be there. Advised I can move to 7/11 12th or 13th. She chose 7/112012 11am-2pm. Request a 30min. call before arrival. (510) 233-1204.-Thank you-A.L.
7/11/12 - no show 11:30am, inspector called owner, no answer

1.1 Living Room/Living Room Present
call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet not secure, 1st and 2nd floor

3.12 Bathroom/Tub or Shower
Tub/Shower door Needs Replacement.

4.3 Other Rooms/Elecrtical Hazards
Outlet next to washer not flush to wall

4.6 Other Rooms/Celing Condition
Ceiling in utility room needs to be patched and painted
7.4 Heating and Plumbing/Water Heater
Discharge pipe must slope DOWN.
1.1 Living Room/Living Room Present
8/1/2012-PLEASE CALL OWNER- ROLAND (415) 377-7765 30MIN BEFORE ARRIVAL. THANK YOU-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide detector present in unit
1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
2.3 Kitchen/Electrical Hazards
Kitchen light switch appears to have a short as light comes on and off.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light not working
1.3 Living Room/Electrical Hazards
open ground in outlets
2.3 Kitchen/Electrical Hazards
open ground in outlets
3.3 Bathroom/Electrical Hazards
open ground in outlets
8.7 General Health and Safety/Other Interior Hazards
Smoke detector not working
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
6/22/2012- Owner is leaving town and not returning until 7/21/2012. Advised I have 7/30/2012 open. Said thats perfect. He chose 1pm-4pm 7/30/2012. Thank you-A.L.

1.1 Living Room/Living Room Present
7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
7/31/2012- TENANT NEEDS A LITTLE BIT MORE TIME. SHE ADVISED SHE AND HER HUSBAND WILL MAKE THE REPAIRS. STATED THEY DIDNT WANT THE OWNERS TO MAKE REPAIRS. THEYRE AN ELDERLY COUPLE. ADVISED I CAN MOVE IT TO 8/13/2012 11AM-12PM. SAID THATS PERFECT SHE HAS THE DAY OFF. THANK YOU-A.L.

1.1 Living Room/Living Room Present
828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

4.3 Other Rooms/Elecrtical Hazards
Light in hall not working

4.4 Other Rooms/Security
Sunroom doors need knobs

8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector

1.1 Living Room/Living Room Present
7/27/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL/PAUL (925) 899-8230 OR MIGUEL (510) 334-1270. A.L. 6/26 - no show at 12

1.1 Living Room/Living Room Present
6/26/12 - no show at 1:05pm, owner did not inform us 444 does not exist.

Please inspect 446 21ST ST

7/30 - no show at 11:20

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not secure, partially hanging

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector present in unit, must have one per level

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show

4.10 Other Rooms/Smoke Detectors
unit does not have a carbon monoxide alarm

1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
6/26/12 - property fire damaged, owner NEVER notified office of this
7/31/12 - called owner to select alternate unit. will inspect 510 Macdonald Ave 9/4/2012- inspector went to the wrong address. Re-schedule no penalty on owner

1.2 Living Room/Electricity
510 MACDONALD AVE TO BE INSPECTED

1.1 Living Room/Living Room Present
7/2/12 no show at 9:51am
8/1/12 no show at 9am 9/4/12 n/s 9:10am

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly. also, light over stove not working

3.3 Bathroom/Electrical Hazards
Light not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Exhaust fan in laundry room not working

8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detectors, one needed per floor

1.1 Living Room/Living Room Present
8/1/12 no show at 9:30 - green with white trim

2.10 Kitchen/Stove or Range with Oven
9/4/12- stove r front burner not lighting

2.3 Kitchen/Electrical Hazards
plug r of sink needs cover

3.6 Bathroom/Ceiling Condition
exhaust fan in bath not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon alarm

1.1 Living Room/Living Room Present
5011 BARRETT IS INSPECTION ADDRESS

6/21/2012 PLEASE DO NOT GO TO 5015 GO TO 5011 - Spoke with Mr. Thompson advised we need to schedule an alternate unit. A non sec. 8 and he can choose 5009 or 5011 Barrett Ave. He chose 5011. Advised it will be scheduled same day and time. He said thats fine. He will call tenant and advise them to prepare for it. Thank you-A.L. 9/4/12 n/s 11:05am

1.2 Living Room/Electricity
no show at 9:59
8/1/12 no show at 9:40

1.1 Living Room/Living Room Present
8/31/2012- Owner and tenant will not be available. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20

3.3 Bathroom/Electrical Hazards
Light fixture not working

4.7 Other Rooms/Wall Condition
Closet door falling apart, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

2.10 Kitchen/Stove or Range with Oven
5907 WAS INSPECTED

Left rear Stove/Range Burner Not Working.

4.3 Other Rooms/Elecrtical Hazards
Hall light not working

1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

2.10 Kitchen/Stove or Range with Oven
light over stove not working

2.12 Kitchen/Sink
Garbage disposal not working. repair

1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (second floor not testing)
1.1 Living Room/Living Room Present
8/2/12 no show at 12:05, pink and brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L.
7/2/12 no show at 12:15
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet., outlet not grounded by front door
2.12 Kitchen/Sink
Kitchen sink faucet is loose.
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse
3.12 Bathroom/Tub or Shower
Tub/shower needs recaulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05
1.6 Living Room/Ceiling Condition
Smoke detector not working
3.12 Bathroom/Tub or Shower
Hall shower door not working as designed
4.3 Other Rooms/Elecrtical Hazards
light in bedroom not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

no exhaust fan in kitchen
3.3 Bathroom/Electrical Hazards
outlet in bathroom has open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit
1.1 Living Room/Living Room Present
6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
2.12 Kitchen/Sink
Faucet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/28/2012- Spoke with owners, they are leaving the country and need to re-schedule. They will be back the end of Aug. Advised I can move it to 8/3/12 and they chose 1pm-4pm. Thank you-A.L.
9/5/12 no show at 9am

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground

3.3 Bathroom/Electrical Hazards
outlet in master bath has open ground

8.7 General Health and Safety/Other Interior Hazards
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
7/31/2012- PLEASE CALL ANTONIO (415) 666-5055 THERES 5 PROP. PLEASE CALL 30MIN BEFORE ARRIVAL. IF YOU CAN NOT GET A HOLD OF ANTONIO PLS CALL BILL (415) 883-6118 OR (415) 710-7668. THANK YOU- A.L. 6/29/12 Move to 8/3/2012 1pm-4pm.
If no show at any units, give full details, property description and time.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
GFI left of sink not working as designed

1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer

2.3 Kitchen/Electrical Hazards
GFI outlets both sides of sink not working as designed

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.

1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
9/5/12 no show at 10:24

3.6 Bathroom/Ceiling Condition
Discoloration on ceiling and walls in bath needs cleaning and painting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet is wet and needs to be checked for cause.

1.1 Living Room/Living Room Present
8/8/12- Owner needs to re-sch n/a. Advised we have 9/5/12 open. Said thats fine. Advised it will be 9/5/12 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

1.1 Living Room/Living Room Present
8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb

1.1 Living Room/Living Room Present
7/2/12 no show at 10:24
8/10/12 - owner cld, states needs insp on a Mon, repairs done, 8/13 ok

1.1 Living Room/Living Room Present
7/2/12-Owner call need to re-schedule out of the country til 8/3/12

1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.

2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground

1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality

1.1 Living Room/Living Room Present
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present

1.1 Living Room/Living Room Present
9/13/12- owner called and wanted to re-sch. but when i called him and advised him of scheduled date he said he will leave it but if he cant get anyone to be there, he will call back to re-sch. Thank you-A.L. call him 30min before arrival. (510) 750-3844.

7/25/2012- Spoke with owner hes leaving town for funerals and doesnt know when he will be back. I advised him I have 8/13/2012 1pm-4pm open. Says that should work. Advised him inspector will call him 30min before arrival. (510) 750-3844. Thank you-A.L. 7/2/12-Owner need to change to 7/6/12 not able to make the 5th advise him its change to the 6th ok c.h.

1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door

2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure

3.3 Bathroom/Electrical Hazards
outlet showing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door

2.3 Kitchen/Electrical Hazards
light over stove not working

3.6 Bathroom/Ceiling Condition
remove discoloration from ceiling

4.7 Other Rooms/Wall Condition
remove discoloration from walls / ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (GFI right of back door not testing)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
No carbon monoxide alarm installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel

4.3 Other Rooms/Elecrtical Hazards
ceiling light not working

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector installed in unit

1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
6/26/12 no show at 1:10
7/30/12 no show at 11:02

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

7.4 Heating and Plumbing/Water Heater
Install earthquake straps, top and bottom

4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace

2.3 Kitchen/Electrical Hazards
switch which operates garbage disposal not working, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway concrete poses a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet not working

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

8.2 General Health and Safety/Exits
Entrance gate is double-keyed. must be replaced with thumb-turn style lock.

2.3 Kitchen/Electrical Hazards
GFI outlet not working right of sink

4.10 Other Rooms/Smoke Detectors
smoke detector not working, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has exposed wires and does not work

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
outlets show open ground

2.3 Kitchen/Electrical Hazards
outlets show open ground

4.4 Other Rooms/Security
repair/replace threshold

4.3 Other Rooms/Elecrtical Hazards
outlets show open ground

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access. Access must be granted at next inspection

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

1.4 Living Room/Security
Front screen door broken

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.
4.3 Other Rooms/Elecrtical Hazards
Light in hall not working
4.4 Other Rooms/Security
Sunroom doors need knobs
8.7 General Health and Safety/Other Interior Hazards
1. No smoke detectors in unit
2. No carbon monoxide detector
1.1 Living Room/Living Room Present
8/28/2012- Mr. Haines requested to re-schedule. Tenants moving out. Also, he has an eviction in process. Pls call Mr. Haines 30min before arrival. (408) 419-9828. Thank you-A.L. no show at 1:03
8/1/12 no show at 11:50, gray with brown trim
1.1 Living Room/Living Room Present
8/31/2012- Owner and Tenant will not be available pls re-sch for 9/19/12. Pls call owner 30min before arrival. (510) 703-0912. A.L. 7/10/2012- Owner Matt called pls call him 30min before arrival (510) 703-0912 or call Cathy 815-6484. 7/2/12-Owner has not been able to get a hold of the tenant advise him will schedule it for 7/11/12 between 9-12 ok c.h
7/11/12 no show
1.1 Living Room/Living Room Present
8/31/2012- Owner needs more time. Re-sch for 9/19/2012 1pm-4pm. A.L. 7/5/12 no show at 10:20
4.7 Other Rooms/Wall Condition
Closet door falling apart, repair
1.1 Living Room/Living Room Present
8/30/2012- Re-scheduled for 9/21/2012 needs more time. 1pm-4pm- A.L.
1.1 Living Room/Living Room Present
8/30/12- Re-scheduled for 9/21/12 1pm-4pm. Owner needs more time. A.L. 7/13/12 NO SHOW AT 9:44
8/13/12 no show at 1:25
1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L.
8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
1.1 Living Room/Living Room Present
9/17/2012- PLS CALL OWNER REUBEN 30MIN BEFORE (510) 329-5737. A.L. 8/31/2012- Owner needs more time. Re-scheduled for 9/19/12 1pm-4pm. Called him back left a vm. 7/31/2012- OWNER WILL BE OUT OF TOWN. HE IS AVAILABLE ON 8/3/2012. ADVISED IT WILL BE MOVED TO 8/3/2012 11AM-2PM. PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. (510) 329-5737. THANK YOU-A.L. 7/2/12 no show at 12:15
1.1 Living Room/Living Room Present
8/15/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL MAELEE (510) 734-5100. A.L. 7/2/12 no show at 11:15
8/1/12 no show at 9:20
1.1 Living Room/Living Room Present
9/4/12 n/s 11:00am
1.1 Living Room/Living Room Present
8/2/12 no show at 9:29
1.1 Living Room/Living Room Present
8/2/12 no show at 9:20, cream with white door 9/4/12- n/s 1:30pm
1.1 Living Room/Living Room Present
no entry, appears to be a business, not reported as such by owner 9/4/12 n/s 1:00pm
1.1 Living Room/Living Room Present
167 S 37th St

7/13/2012- Owner called stated he will be on vacation but the tenant will be there. Also, stated to pls make sure inspector goes to correct address because his paperwork says 37th st not S 37th st. address is 167 S 37TH ST

7/5/12 inspector could not locate address
8/1/12 no show, cream with brown trim 9/4/12 Inspector could not locate address it appears he was looking for 5 37th st. instead of 167 S 37th. St. Will be re-sch. no penalty on the owner. A.L.

1.2 Living Room/Electricity
10/15/12 owner states unit was inspected beg of Oct and passed. Unit was NOT inspected by RRIP. owner must provide proof of inspection

1.1 Living Room/Living Room Present
5907 BAYVIEW INSPECTED

7/31/2012- PLEASE DO NOT GO TO 5905 BAYVIEW THAT UNIT IS UNDER SEC. 8. PLEASE GO TO 5907 BAYVIEW BETWEEN 11AM-2PM. PLEAS CALL OWNER 30MIN BEFORE ARRIVAL (510) 206-6884. THANK YOU-A.L. 9/4/12- n/s 11:45am

1.1 Living Room/Living Room Present
7/11/2012- PLEASE CALL OWNER (510) 734-1819 30MIN BEFORE ARRIVAL. 7/2/12 gate locked no access to unit
8/2/12 no show at 9:am gate locked

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on all outlets

1.6 Living Room/Ceiling Condition
smoke detector does not work

2.12 Kitchen/Sink
1. outlet under sink needs coverplate
2. garbage disposal needs stress clamp
3. Inadequate hot water at faucet.

2.3 Kitchen/Electrical Hazards
GFI outlets not working as designed

4.7 Other Rooms/Wall Condition
walls have discoloration and need repainting

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch entry and steps have peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Security light above garage needs a bulb

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Entry gate and left side gate to backyard are broken and will not close
2. peeling paint on door to shed in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.5 General Health and Safety/Refuse and Disposal
fallen apples from tree must be removed to prevent infestation of mice and other vermin.

1.1 Living Room/Living Room Present
CALL 30 MIN B4 - Tommy 415-912-9581
7/3/12-owner call said called last week to re-schedule am out of town advise him will schedule it for 7/13/12 he said ok
7/13/12 NO SHOW, LOCKED GATE
7/31/12 no show at 1pm, locked gate
8/14/12 - no show at 2:30

1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.6 Living Room/Ceiling Condition
9/5/12- smoke detector in living room not testing.

4.10 Other Rooms/Alarm System
9/5/12 bedroom on left smoke detector not testing.

5.3 Secondary Rooms/Electrical Hazards
9/5/12- Dining room plug cover is broke

5.4 Secondary Rooms/Other Potential Hazardous Features
9/5/12- GFI in laundry room not testing and cover is cracked.

1.1 Living Room/Living Room Present
10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
8/14/12 no show at 11:50 am white security gate, grey porch, no access to unit, no door bell
9/5/12 no show at 1pm
1.3 Living Room/Electrical Hazards
outlets throughout unit are not grounded
2.3 Kitchen/Electrical Hazards
Light fixture not working
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light fixture missing globe
1.1 Living Room/Living Room Present
8/14/12 no show at 11:30am, brown house, only minors home,
1.1 Living Room/Living Room Present
8/14/12 no show at 11:40am - security gate locked, no way to call tenant. building is light pastel
4.3 Other Rooms/Elecrtical Hazards
ceiling light not working
1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4
2.3 Kitchen/Electrical Hazards
outlet to left of sink has open ground
1.1 Living Room/Living Room Present
10-11-12- PLS CALL OWNER 30MIN BEFORE 510-375-6138 6/28/2012- Owners leaving country and returning end of Aug. Advised I can move it to 8/3/12 gave them time slots and they chose 1pm-4pm. They will let tenants know and they will be there. Thank you-A.L.
8/3/12 - no show at 1:15pm, blue with white trim
1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012- TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am
1.1 Living Room/Living Room Present
8/14/12 no show - brown bldg white door
1.1 Living Room/Living Room Present
6/29/2012- Move to 8/3/2012 1pm-4pm.
8/3/12 - no show at 1:05
1.1 Living Room/Living Room Present
6/29/2012- Spoke with Mr. Hardsaw this one is under eviction and needs an ext. he would rather move all inspections. Advised him we can do that. Gave him dates and he chose 8/3/2012 1pm-4pm. Request for inspector to call the day before inspection. Would like to get order of inspections for 8/3/2012 (415) 883-6118 or (415) 710-7668. Thank you-A.L.
8/3/12 no show at 1:05, called owner no answer
1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:05

1.1 Living Room/Living Room Present
7/2/12-Owner call last wk to re-schedule and was told will get a call back but never did I call owner advise him can change to 8/2/12 he said that would be fine
9/5/12 no show at 9:26

1.1 Living Room/Living Room Present
9/17/12-PLS CALL OWNER 30MIN BEFORE 510-691-9859 Owner called in to move inspection up to an earlier date. Advised yes we can move to 9/21/12. Said thats perfect. He chose 9am-12pm. Thank you-A.L. 7/31/2012-TENANT STATED SHE SPOKE WITH OWNER REGARDING RE-SCHEDULING. SAID HES OK WITH THE NEW DATE. 9/5/2012. THANK YOU-A.L. 7/24/2012- PLEASE CALL OWNER 30MIN BEFORE ARRIVAL. ANDRE MOSES- (510) 691-9859. THANK YOU-A.L. 7/5/12 no show at 1:05
9/5/12 no answer to pre-call for inspection, no show at unit at 10am

1.1 Living Room/Living Room Present
9/17/2012- Spoke with Tim request for 4 weeks. Per Jennifer ok to move to 10/16/2012 1pm-4pm. Advised Tim to submit any paperwork stating they need more time. He said give him 24hrs and he can do that. Thank you- A.L. 8/30/12- Re-sch for 9/21/2012 1pm-4pm. A.L. 8/13/12 no show at 1:30

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/17/12-Pls call 30min before (925) 570-5921. Spoke with Tina needs another week. States when they got the stove it didnt fit so they had to send it back. Advised her we can move to 10/15 or 16th. She chose 10/16/12 9am-12pm. 828/2012- Owner is requesting to re-sch needs more time. Advised her we can move to 9/19/2012 she chose 9am-12pm. Said thats perfect. PLS CALL 30MIN BEFORE ARRIVAL-TINA STEWART (925) 570-5921. THANK YOU-A.L.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipe under sink needs sealing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
shower doors loose and need to be secured

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable carbon monoxide detector on each level. The carbon monoxide detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from door

5.3 Secondary Rooms/Electrical Hazards
outlet next to dining table has no power

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light bulb missing

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is inoperable or missing. All units must have at least one operable Carbon monoxide detector on each level. The Carbon monoxide detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Fan in laundry room needs repair, very loud when turned on.

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

2.12 Kitchen/Sink
Garbage disposal not working, repair / replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

1.1 Living Room/Living Room Present
10/17/12 no show at 11:35, unit pale orange with white trim
1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit
1.1 Living Room/Living Room Present
10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)
3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit
6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
repair wall beneath window, separating from wall at bottom allowing vermin to come in.
2.10 Kitchen/Stove or Range with Oven
1. Stove/Range and exhaust fan Excessively Dirty/Greasy.
2. Hood fan Not Working Properly.
2.12 Kitchen/Sink
1. Kitchen sink plumbing has a major leak.
2. Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.3 Kitchen/Electrical Hazards
GFI right of sink not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
1. GFU not working
2. light fixture missing light bulbs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
remove keyed lock from door and strike plate missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
garage - outlet for washer has hot/neutral reverse
5.4 Secondary Rooms/Other Potential Hazardous Features
electrical fuse box has missing breaker and exposed wires.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
entry security light missing bulb

6.4 Building Exterior/Condition of Exterior Surfaces
outside electrical box is off hinges and needs to be put back
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
signs of infestation and excessive dirt and dust built up around water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has crooked bricks which create a trip hazard
8.7 General Health and Safety/Other Interior Hazards
water backs up in garage when tenant does laundry
1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.
1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
1.1 Living Room/Living Room Present
9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am
2.3 Kitchen/Electrical Hazards
GFI outlet showing hot/neutral reverse
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink basin not secure
3.3 Bathroom/Electrical Hazards
outlet showing open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair wall hole. (tenant caused)
1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door
4.4 Other Rooms/Security
No access to room for inspection, access must be provided at next inspection

Remove keyed lock from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
All smoke detectors not working, repair/replace
1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
1.3 Living Room/Electrical Hazards
outlets have hot/neutral reversed
2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.
4.3 Other Rooms/Elecrtical Hazards
hot/neutral reverse on outlets
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps
1.5 Living Room/Window Condition
window will not close
2.5 Kitchen/Window Condition
Seal is missing around window.
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse
4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens

6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.

3.3 Bathroom/Electrical Hazards
outlet over sink has open ground

4.4 Other Rooms/Security
Remove double-keyed deadbolt from door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.3 Living Room/Electrical Hazards
open ground on all outlets

2.12 Kitchen/Sink
Repair pipes under sink, need to be sealed

4.3 Other Rooms/Elecrtical Hazards
open ground on all outlets

6.3 Building Exterior/Condition of Roof and Gutters
Gutter along right side of unit going to backyard needs a splash guard

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door screen vent damaged / missing and dryrot present on garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway need repair

1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.

1.3 Living Room/Electrical Hazards
open ground on outlet under window

2.3 Kitchen/Electrical Hazards
outlet next to sink not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray

1.1 Living Room/Living Room Present
9/25/12- Owner stated she will be out of town. Tenant will be available. They are off on Tuesdays. Advised her it will be moved to 10/16/12 11am-2pm. She will let them know. Thank you-A.L.

1.4 Living Room/Security
Front door and security gate do no close and lock as designed

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.4 Kitchen/Security
1. frame on back door broken
2. door missing strike plate
3. door does not lock properly

4.3 Other Rooms/Elecrtical Hazards
overhead light missing cover

4.4 Other Rooms/Security
Remove keyed lock from door

6.1 Building Exterior/Condition of Foundation
secure access to crawl space which has a gap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Steps to back yard = Concrete Damaged.
2. peeling paint on front and back porches

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor and secure cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair uneven concrete in driveway

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. and clear overgrowth

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit

1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

4.4 Other Rooms/Security
remove keyed locks from all interior doors

8.7 General Health and Safety/Other Interior Hazards
no power in unit

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.

1.1 Living Room/Living Room Present
10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
exhaust fan has peeling paint and missing bulb

2.12 Kitchen/Sink
Repair pipes under sink, has gap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal pipes under sink

3.1 Bathroom/Bathroom Present
unable to inspect

4.5 Other Rooms/Window Condition
remove discoloration on window seal

4.7 Other Rooms/Wall Condition
peeling paint on wall near bed

5.4 Secondary Rooms/Other Potential Hazardous Features
unable to check circuit breaker box due to tenant clutter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12

1.4 Living Room/Security
remove double cylinder lock from front door

2.10 Kitchen/Stove or Range with Oven
bulb missing in exhaust fan light

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal hole around pipe under sink

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse

4.4 Other Rooms/Security
remove keyed lock from interior door, unable to inspect room

5.4 Secondary Rooms/Other Potential Hazardous Features
unit does not have carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
remove double cylinder lock on security gate

1.3 Living Room/Electrical Hazards
outlets in entry and by TV have open ground

2.3 Kitchen/Electrical Hazards
open ground on outlet by table

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
seal around pipe under sink

3.3 Bathroom/Electrical Hazards
light fixture missing bulb

4.4 Other Rooms/Security
1. remove keyed lock from interior door
2. door has peeling paint

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on front porch area

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat needs to be repairs and has wire hanging

8.10 General Health and Safety/Site and Neighborhood Conditions
cracks in driveway present tripping hazard

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door

1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light missing bulb
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
2.10 Kitchen/Stove or Range with Oven
Stove/Range vent screen Excessively Dirty/Greasy.
3.12 Bathroom/Tub or Shower
install shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
remove keyed locks on interior doors
4.5 Other Rooms/Window Condition
Security bars on window must be equipped with a quick release mechanism
4.3 Other Rooms/Elecrtical Hazards
Secure light fixture in closet
5.3 Secondary Rooms/Electrical Hazards
Garage - install covers on outlet in ceiling and on switch by door. Also must secure light fixture
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair broken fence
2. repair broken exterior outlet cover and seal around outlet
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.3 Living Room/Electrical Hazards
outlets on right wall have reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
3.4 Bathroom/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlet has reverse polarity
5.3 Secondary Rooms/Electrical Hazards
dining area - outlets have reverse polarity
2.12 Kitchen/Sink
install stress clamp on garbage disposal
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.4 Living Room/Security
Front security screen damaged, cut hazard
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
fence to backyard broken
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity

3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
1.1 Living Room/Living Room Present
10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
10/17/12- Owner called last minute to re-sch. 12:27pm vm. said t will be gone for another 2 weeks. Called her back and re-sch for 11/5/12 11am-2pm.
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
4.8 Other Rooms/Floor Condition
Carpen torn at entry, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
11/16/12- Call 30min before 510-396-5878 Owner wanted to re-sch. for 3 prop. Said hes n/a til the 19th. Advised currently we dont have any openings til Dec but you can have anyone 18 or older there. Says he will ask his mgr to be there. Said he will call back. A.L. 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.6 Living Room/Ceiling Condition
Smoke detector inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
All bedroom window bars must be equipped with quick release mechanisms or removed. (fire egress hazard)
1.1 Living Room/Living Room Present
8/14/12 no show at 12:15
10/15 - tenant refused to allow inspector in to do inspection, owner not present

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
9/19/12 owner requested reschedule to 10/15 1-4

1.1 Living Room/Living Room Present
9/19/12-Owner call need to change time to in the afternoon tenants can not be there in the morning advise him will change to afternoon 1-4

1.1 Living Room/Living Room Present
9/11/12- owners leaving town. Needs date for Oct. advised we can re-sch for 10/15 or 10/16. She chose 10/16/12 9am-12pm. Advised her new notices will be mailed out. Thank you-A.L.

1.1 Living Room/Living Room Present
10/8/12- Spoke with Ravi advised we just opened up 11/26/12 thats the next available date. He can leave it for 10/17/12 or the 26th. Those are the only 2 options. Do not re-sch again. A.L. 10/8/12- Owner called in to re-sch 10/17/12 says the tenant is not allowing him permission. Wants to be there when theyre available. Advised it will be re-sch until further notice. No openings in Nov. yet. I will call him back and let him know. Ravi (510) 290-5987. Thank you-A.L. 10/4/12- Owner req to move to a wed. thats his days off. Advised we have 10/17 open. Hes fine with that it will be 11am-2pm. Thank you-A.L.

1.1 Living Room/Living Room Present
ADDRESS IS 1028 CHANSLOR #A

1.1 Living Room/Living Room Present
10/17/12 - tenant would not allow owner to enter if tenant was not home

1.1 Living Room/Living Room Present
10/17/12 tenant has moved out, no power, owner in process of cleaning up unit

2.7 Kitchen/Wall Condition
Right rear- repair hole in wall

1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955

1.3 Living Room/Electrical Hazards
421 28TH ST WAS INSPECTED

All outlets ungrounded

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

2.3 Kitchen/Electrical Hazards
outlet behind refrigerator has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (at base)

3.3 Bathroom/Electrical Hazards
outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Repair ceiling damage above shower, possibly due to old leak from upstairs unit.

4.3 Other Rooms/Elecrtical Hazards
outlets have open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
no carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
replace missing/damaged vent screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch has peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
10/18/12 no show at 9:15, light brown / yellow trim / white door

1.1 Living Room/Living Room Present
11/26/12 no show at 9:35, green house with beige trim

1.5 Living Room/Window Condition
window will not close

2.5 Kitchen/Window Condition
Seal is missing around window.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse

4.4 Other Rooms/Security
No access to inspect room. Access must be granted at next inspection.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Door jam on front door not secure.

1.1 Living Room/Living Room Present
10/31/12- PLS CALL PAT 15MIN BEFORE ARRIVAL 510-662-8579 A.L. 9/19/12 - no show at 10:15, door was open, screen locked, no one answered door
10/18/12 no show at 9am

1.1 Living Room/Living Room Present
10/18/12 no show at 10:05, unit is green with red trim, black metal gate with pit bulls barking in yard
11/26/12 no show at 9:15, 2 dogs barking and growling at gate.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. must be equipped with two earthquake straps

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.
2. install two earthquake straps
3. Water heater is deteriorated. This represents a major defect which must be corrected.

1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am

1.1 Living Room/Living Room Present
10/18/12 no show at 12:20. gray and black bldg with black security gates
11/5/12 no show at 11:50

1.1 Living Room/Living Room Present
11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse

1.4 Living Room/Security
Remove double cylinder lock on front entry door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed

3.7 Bathroom/Wall Condition
peeling paint around vanity mirror

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism

4.4 Other Rooms/Security
remove double cylinder locks

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.

6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
1.3 Living Room/Electrical Hazards
open ground on outlet under window
2.3 Kitchen/Electrical Hazards
outlet next to sink not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
install drain tray
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
1.1 Living Room/Living Room Present
10/15/12-Owner call said need to re-schedule mgr is out of country til 11/5/12
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
2.10 Kitchen/Stove or Range with Oven
Oven and range are inoperable. An oven must be present and working.
2.3 Kitchen/Electrical Hazards
outlet to left of sink open neutral
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
3.4 Bathroom/Security
repair broken doorjam and strike plate
4.3 Other Rooms/Elecrtical Hazards
hall light missing globe and bulbs
4.4 Other Rooms/Security
repair broken door jam
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on back steps

repair broken glass on back step area
8.6 General Health and Safety/Interior Stairs and Common Halls
Int. Strwll. = Handrail Missing.
1.1 Living Room/Living Room Present
404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground

2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.4 Kitchen/Security
install knob on door to back hallway
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.4 Other Rooms/Security
remove keyed locks from ALL interior doors
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
2.12 Kitchen/Sink
gap around pipe under sink must be sealed
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
thermostat is broken

1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front

4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets

4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover

8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.

8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access

2.10 Kitchen/Stove or Range with Oven
Vent fan has excessive peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Garage - must provide access at next inspection AND remove keyed lock on door to garage.

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink does not work as designed
2.12 Kitchen/Sink
install stress clamp on garbage disposal
4.5 Other Rooms/Window Condition
Repair skylight
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363 Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.3 Living Room/Electrical Hazards
outlets have open ground
2.3 Kitchen/Electrical Hazards
outlets have open ground and reverse polarity
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.2 Other Rooms/Electricity/Illumination
install missing bulbs in light fixture
4.3 Other Rooms/Elecrtical Hazards
replace broken light switch

outlets not accessible to check (all bedrooms)
4.4 Other Rooms/Security
remove keyed lock from interior door
5.2 Secondary Rooms/Security
no access to garage to inspect
6.4 Building Exterior/Condition of Exterior Surfaces
install missing safety cover on exterior electrical box
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen
1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working as designed
4.5 Other Rooms/Window Condition
repair broken window lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair broken glass on back step area
1.1 Living Room/Living Room Present
12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2
address is 404 21St ST

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps
1.1 Living Room/Living Room Present
10/19/12 no show at 10:15, brown unit
1.3 Living Room/Electrical Hazards
open ground on all 3 prong outlets throughout unit
2.6 Kitchen/Ceiling Condition
repair leak in roof

smoke detector not working
3.3 Bathroom/Electrical Hazards
outlet has reverse polarity
4.8 Other Rooms/Floor Condition
repair torn carpet on 2nd step
5.4 Secondary Rooms/Other Potential Hazardous Features
small room off back room has no window or second means of egress and CANNOT be used as a sleeping room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.
4.4 Other Rooms/Security
remove keyed locks from all interior and bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on thermostat
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.
3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
secure wiring to ceiling light in surface mounted raceway or romex.

open ground on both outlets
4.4 Other Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
secure loose wires by door to kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole by door to garage - water entry point
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Pressure Release valve/discharge pipe must go on a down slope away from water heater
2. install safety cover
8.10 General Health and Safety/Site and Neighborhood Conditions
repair broken shed.
8.4 General Health and Safety/Garbage and Debris
remove old tree limbs from yard
1.1 Living Room/Living Room Present
10/18/12 no show at 11:45am pink building with white door, only minor present at unit
9/20/12 - no show at 11:55am
11/28/12 no show at 1:15pm gate locked, coral colored bldg
1.1 Living Room/Living Room Present
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
11/20/12-Owner call need to re-schedule repairs are not done and will be going out of town for a couple of wks. will schedule 12/17/12 said that is fine

10/1/12- PLEASE INSPECT 421 28TH ST INSTEAD. THANK YOU-A.L. CALL OWNER 30MIN PRIOR (5100 965-7955
1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
11/26/12-spoke with owner said need to re-schedule I am out of town and wont be back for two wks.advise him will get notice in the mail with date and time.

10/12/12- Nathan called needs more time on a couple of items.He requested the 22nd of Oct. Advised no openings until 11/26/12 he will take it. Said he will call when it gets closer to see if he can move it up. Said thats fine. A.L. 8/12/12- Owner needs to re-sch. n/a. Advised we have 9/5/12 open. Said thats fine. Moved to 9/5/2012 1pm-4pm. PLEASE CALL NATHAN (917) 509-3288 30min before arrival. Thank you-A.L.
1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
No access to garage for inspection.
Remove keyed lock to garage and replace with thumb turn.
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
PLS CALL 30MIN BEFORE (510) 396-5878 10/19/12-owner call need to re-schedule out of town wont be back til middle of Nov. advise him will be schedule 2wks out will get notice in the mail with date and time
1.1 Living Room/Living Room Present
8/13/12- Owner can not make it and tenant works. Req. for a Friday thats when tenant is off. Advised him to call me back within a week or so and we should have a Friday available. No problem. Thank you-A.L.
11/26/12 no shwo at 9:45am, called from call box, no ancswer, gold bldg with white trim
3.12 Bathroom/Tub or Shower
excessive mildew on shower walls and ceiling
5.2 Secondary Rooms/Security
Garage - remove keyed lock on door to garage. (Inspector noted that someone appears to be living in the garage)
1.1 Living Room/Living Room Present
PLS CALL AFTER 10:30AM MRS HUEY (510) 305-4226 OR 223-7682

1.1 Living Room/Living Room Present
Per Jennifer ok to remove 2.11 repair/replace loose refrig handle. Per owner stated unit was currently vacant when inspector inspected unit. Owner stated the tenant will be supplying the refrig when she moves in. Advised her we will wipe out this fail but they are still going to check water heater. Invoice still stands at $118.00. She would like to pay in 2 payments. Advised her yes. First half of payment due by 12/21/2012. Said thats fine. Thank you

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access
12/20/12 no show, tenant refused entry due to owner not notifying her of inspection

1.1 Living Room/Living Room Present
10/19/12 no show at 10:55, brown with blue trim alnd large parking garage.
11/27/12 - no show at 11am, security gate locked, no access

2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher does not work, repair/replace/remove

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Remove excessive discoloration around windows
2. Windows do not lock (both bedrooms)

4.6 Other Rooms/Celing Condition
Ceiling shows signs of a roof leak, repair.

4.7 Other Rooms/Wall Condition
Closet has signs of mold / mildew

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken, replace

8.1 General Health and Safety/Access to Unit
Metal security gate does not close securely

1.1 Living Room/Living Room Present
10/19/12 no show
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:50

1.1 Living Room/Living Room Present
11/27/12 no show at 12pm, vehicle gate locked, no access to bldg
12/20/12 no show at 10:55

2.12 Kitchen/Sink
gap around pipe under sink must be sealed

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing. All units must have at least one operable smoke detector carbon monoxide detector on each level. The smoke detector carbon monoxide detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
11/27/12 no access, tenant refused access stating she did not need an inspection

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.3 Living Room/Electrical Hazards
outlet shows open ground

2.3 Kitchen/Electrical Hazards
outlet has hot/neutral reverse

3.4 Bathroom/Security
Remove keyed lock and replace with thumb-turn style

4.4 Other Rooms/Security
remove keyed lock from interior door
8.1 General Health and Safety/Access to Unit
repair tear in security gate
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
1.3 Living Room/Electrical Hazards
outlets throughout unit ungrounded
3.4 Bathroom/Security
remove keyed lock from interior door
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
4.5 Other Rooms/Window Condition
Security bars on all bedroom windows must be removed OR equipped with a quick-release mechanism
4.3 Other Rooms/Elecrtical Hazards
outlet has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat not working
1.1 Living Room/Living Room Present
12/5/12-Pls call 30min before- (510) 914-8129 Spk with Mr. Perez needs more time. Gave him 2 dates and he chose 1/10/2012 9am-12pm. Said thats perfect.
1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10
1.3 Living Room/Electrical Hazards
outlet shows hot/neutral reverse
1.4 Living Room/Security
Remove double cylinder lock on front entry door
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pipes under sink need to be sealed
3.7 Bathroom/Wall Condition
peeling paint around vanity mirror
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
remove security bars on window OR install quick release mechanism
4.4 Other Rooms/Security
remove double cylinder locks
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide dectectors are inoperable or missing. All units must have at least one operable smoke detector and carbon monoxide dectectors on each level. The smoke detector and carbon monoxide dectectors must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
replace missing vent screens
6.4 Building Exterior/Condition of Exterior Surfaces
repair peeling paint on exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
repair fence in backyard
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.
1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground
3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.
1.1 Living Room/Living Room Present
1/10/13 - unit is being remodeled, could not conduct inspection
1.1 Living Room/Living Room Present
1/10/13 no show, no answer
1.1 Living Room/Living Room Present
Spoke with Mr. Wayne Ellis said he will be out of town and needs to re-sch. he also wanted to change unit number I advised I can not. Said he he wanted to speak with someone higher up. Gave him Sabrinas number. Re-sch for 1/25/2013 1-4pm
2.10 Kitchen/Stove or Range with Oven
Left Rear Stove/Range Burner Not Working.
1.1 Living Room/Living Room Present
1/10/13 - no show at 1:45pm, orange/white unit, front gate locked, no access to unit 12-14-12-owner call need to re-scheduled unable to contact tenant was granted ext to 1-10-13 between 11-2

404 21ST ST IS ADDRESS
10/19/12 inspector could not locate address
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.

Stove/Range Burners Not Working.
2.3 Kitchen/Electrical Hazards
404 21ST ST WAS INSPECTED

outlet has open ground
2.4 Kitchen/Security
door is off hinges
4.4 Other Rooms/Security
remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
outlets have open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
door to garage - remove double cylinder deadbolt
garage door - doors should be secured when closed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on front porch steps

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

3.3 Bathroom/Electrical Hazards
GFI outlet not working as designed

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

4.3 Other Rooms/Elecrtical Hazards
install light by front door (exposed electrical connections)

1.1 Living Room/Living Room Present
9/10/2012- PLS CALL OWNER 30MIN BEFORE ARRIVAL (510) 776-9875. Owner called in they will be out of town and so is the tenant. Called owner back on 9/17/12 advised we can move to 10/15 or 10/16. He chose 10/15/12 9am-12pm. A.L.
11/26/12 No show at 12pm, inspector called owner 1/2 hr prior to arrival but had to leave msg.
12/17/12 no show at 12:30

1.1 Living Room/Living Room Present
10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised we can move it to 11/26/12 9am-12pm. Said thats fine.
11/26/12 no show at 11:25am green bldg, burgundy trim, gate locked, no access to door
12/17/12 No show, owner did not notify tenants of inspection
1/11/13 no show at 10:45, green house

1.1 Living Room/Living Room Present
10/11/12-Pls call owner 30min before arrival 510-507-1189 A.L. Owners wife is having 4th child and is due day of inspection. Advised will move out to 11/26/12 9am-12pm. Said thats fine.
11/26/12 NO show at 11:15, grey house blue trim
12/17/12 No show at 11:45, grey house, gate locked
1/11/13 - no show at 10:55, grey house, white gate

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
10/19/12 no show at 9:40. yellow bldg with black security gate.

1.1 Living Room/Living Room Present
1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
12/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

1.3 Living Room/Electrical Hazards
open ground on outlets throughout unit. Must either return all outlets to two prong, or upgrade wiring to three-prong grounded.

2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working.

1.4 Living Room/Security
install lock on patio door

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent not working properly, repair / replace

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration

3.7 Bathroom/Wall Condition
Remove excessive discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing battery

No carbon monoxide detector in unit

4.4 Other Rooms/Security
Repair / replace broken door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Patio door does not lock

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls

4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.

4.7 Other Rooms/Wall Condition
remove discoloration under window

4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door

6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio

1.1 Living Room/Living Room Present
1/11/13 no show at 1:05, brown unit / white door

1.1 Living Room/Living Room Present
1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway

1.1 Living Room/Living Room Present
Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay

1.1 Living Room/Living Room Present
Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.

2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.

1.1 Living Room/Living Room Present
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
1/10/13 - no show at 1:20pm, gate locked, no access
11/28/12 no show at 11:15, gold bldg, locked gate, no access
12/20/12 no show

1.1 Living Room/Living Room Present
11/5/12 no show for inspection
11/28/12 no show at 1pm, knocked no answer, beige bldg with black security screen

1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

1.3 Living Room/Electrical Hazards
145 13th st was inspected

All outlets in house (except bathroom and behind stove) have open ground

3.4 Bathroom/Security
remove keyed lock on interior door and replace with thumb-turn style lock

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail where four or more steps present. Must install handrail on steps to building.

1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim

1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
owner called in to reschedule, ok for 1/25

1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.

1.1 Living Room/Living Room Present
1/18/13-owner call need to re-schedule sky light wont be in til after 2/15/13 advise him will schedule it for 2/22/13 said that will be fine
2/22/13 no show at 11:20am

4.5 Other Rooms/Window Condition
Repair skylight

1.1 Living Room/Living Room Present
1/10/13 - No show at 10:55am, blue and white unit with security gate
10/8/12 LM on Lonnies vm stating new date will be for 11/26/12 9am-12pm. Any questions call me. Thank you-A.L. 10/4/2012- Lonnie called in prop. mgr. said shes going on vac for 2 weeks and doesnt have anyone else that can be there. Tenants do not speak english. Advised her we dont have any openings for Nov. but I will re-sch it and when the first available date opens up it will be on there. Said thats fine. Lonnies number- (925) 522-5410

1.1 Living Room/Living Room Present
1/10/13 No show at 11:45am, grey and white unit
12/6/12- Owner needs more time. Still waiting for parts on the heater and still needs to do paint. Couldnt do it due to weather. Moved out to 1/10/12 9am-12pm 11/15/2012- Owner called in Mrs Pickett says needs more time for Heater and windows. Doesnt get funds til next month and parts are on back order for heater. Still has to do windows. Advised her I can move to 12/17/12 1-4pm. Currently we dont have any openings after 12/17. Call me a week before and we should have openings available. A.L. 9/20/12 no show for inspection at 11:10

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
1/10/13 no show, no answer

1.1 Living Room/Living Room Present
2/22/13- Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.3 Living Room/Electrical Hazards
2/8/13- OPEN GROUND OUTLETS IN LIVING ROOM. HOT/N/REVERSE NEXT TO HEATER.

2.3 Kitchen/Electrical Hazards
2/8/13- GFI NEXT TO SINK IS BAD DOESNT TEST NEEDS TO BE REPLACED. ALSO, OPEN GROUND OUTLET NEXT TO WINDOW. VENT HOLE IN KITCHEN NEXT TO DOOR NEEDS TO BE COVERED TO PREVENT INFESTATION.

3.12 Bathroom/Tub or Shower
KNOB TO TURN ON SHOWER AND BATH IS MISSING NEEDS REPLACING ALSO BATHTUB NEEDS A STOPPER, PRESENTLY BROKEN.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING MUST REPLACE.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTORS NOT TESTING NEEDS BATTERIES OR REPLACING/ALSO ADD A CARBON MONOXIDE DETECTOR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION UNABLE TO INSPECT.

1.1 Living Room/Living Room Present
1/28/2013- PLS CONTACT T (510) 689-9478 30MIN BEFORE ARRIVAL. A.L. 10/15/12- Tenant called in said needs to re-sch she works. Owner cant be there hes elderly and lives too far. Advised it will be re-sch 11/26/12 9am-12pm. Said thats perfect. Thank you-A.L.
11/26/12 no show at 11:45am, burgundy with beige trim, knocked no answer
12/17/12 - no show at 11:40. T cld to resch same day of insp
1/11/13 - no show at 11am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before Mrs. Song (415) 419-6000. A.L. 10/19/12 no show at 1:55. gray with white security gate, green gate across front
12/17/12 no show at 12:25.

1.1 Living Room/Living Room Present
12/21/12- Pls call owner an hr before arrival Mrs. Song (415) 419-6000 A.L. 10/19/12 no show at 2:20, owner failed to notify tenant of inspection and tenant refused access
12/17/12 - no show, white toyota truck in driveway.

1.1 Living Room/Living Room Present
2/22/13 no show at 11:35, knocked on door, no answer

4.8 Other Rooms/Floor Condition
Handrail needed at steps to bedroom left of entry

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim
1.1 Living Room/Living Room Present
2/8/2013- UNIT IS IN RENOVATION & FAILED F.A. call owner 30 minutes before 510-851-5248
1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLETS IN LIVING ROOM NEEDS REPAIR.
2.1 Kitchen/Kitchen Area Present
OPEN GROUND OUTLET IN KITCHEN NEXT TO WINDOW.
2.10 Kitchen/Stove or Range with Oven
STOVE FAIL NO GAS ON.
3.3 Bathroom/Electrical Hazards
OPEN GROUND OUTLET
4.10 Other Rooms/Smoke Detectors
REPLACE SMOKE DETECTORS AND ADD A CARBON MONOXIDE DETECTOR.
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM RIGHT BEDROOM DOOR.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER NOT WORKING AT TIME OF INSPECTION NO GAS.
1.1 Living Room/Living Room Present
1/18/13 no show at 10:25 am, grey house white trim, white iron gate, chevy lumina in driveway
1.1 Living Room/Living Room Present
2/8/2013- TENANT STATES FROM TIME TO TIME THE CIRCUIT BREAKER SHUTS OFF WHEN HE TURNS ON THE BATHROOM LIGHTS. AT THE TIME OF THE INSPECTION EVERYTHING WAS WORKING FINE. UNIT PASSED F.A. Pls contact Angel early morning 510-230-6592 request to be first on schedule. Has an appt.
1/18/13 - no show, client had appt and could not stay
1.1 Living Room/Living Room Present
1/8/2013-Pls call 30min before (415) 260-0870 Owner needs to re-sch for 1/18/2013 9am-12pm
1.1 Living Room/Living Room Present
1/15/2013- Owner needs to re-sch not in town. Advised no current dates yet. But call back on Monday 1/21/2013. A.L.
2/22/13 No show at 1:43, tenant denied access to unit due to owner not notifying tenant of inspection
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
2.12 Kitchen/Sink
Garbage disposal jammed - repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not work

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)

1.1 Living Room/Living Room Present
1/18/13 no show at 12:05

1.3 Living Room/Electrical Hazards
OPEN GROUND OUTLET NEXT TO FIREPLACE.

2.3 Kitchen/Electrical Hazards
OPEN GROUND IN DINING AREA SOUTH WINDOW.

3.3 Bathroom/Electrical Hazards
REPLACE GFI NOT TESTING

4.3 Other Rooms/Elecrtical Hazards
OPEN GROUND OUTLET SOUTH WINDOW NEXT TO CLOSET

5.4 Secondary Rooms/Other Potential Hazardous Features
UNABLE TO INSPECT SMALLER GARAGE DUE TO BEING LOCKED. MUST BE INSPECTED FOR NEXT INSPECTION. THIS IS A VERY NICE UNIT. VERY WELL UPKEEP.

6.4 Building Exterior/Condition of Exterior Surfaces
ON THE SIDE OF THE HOUSE AT DRIVEWAY ENTRANCE, THERE IS A DAMAGED SCREEN VENT THAT ALSO NEEDS TO BE REPLACED. F.A.

8.10 General Health and Safety/Site and Neighborhood Conditions
BROKEN CONCRETE MORE THAN ONE AND A HALF INCH HIGH NEXT TO THE TREE IN BACKYARD NEEDS REPAIR. OWNER STATED THEY COULD PUT RED PAINT THERE TO MARK THE STEP TEMPORARILY BECAUSE THEY PLAN TO TAKE THE TREE OUT. HOWEVER, ITS STILL A TRIP HAZARD SO IT IS A FAIL. ALSO, SPIDER CRACKS IN DRIVEWAY POSSIBLE TRIPPING HAZARD IN THE FUTURE NOT YET/PASS/W/COMMENT. REMOVE ITEMS FROM BACKYARD.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps on water heater, top and bottom

1.1 Living Room/Living Room Present
1/10/13- Owner called in to re-sch. Tenant n/a they will be there on 1/18/2013 1-4pm. Thank you.

1.1 Living Room/Living Room Present
1/23/2013- Jeanie needs more time window should be in this friday 1/25/2013. Everything should be done by next inspection. Advised it will be re-sch for 2/8/2013 1pm-4pm. Said thats perfect. NOMORE RE-SCHEDULES THIS IS THE FINAL EXT GRANTED!!!!! 12/31/12-Pls call 30min before arrival (415) 574-1363 Granted an ext ordered window and hasnt come in yet. Advised her it will be moved to 1/25/13 1pm-4pm. Said thats perfect. 12/6/12-Pls call 30min before arrival (415) 574-1363-12/7/12 Spk with Jeanie thought I gave her 1/20/13 No its Dect 20. Said she will go with 1/10/12 11am-2pm Thank you. Spk with Jeanie needs more time. Advised her we have 12/20 said she will take it. Advised will move to 12/20/12 11am-2pm. 10/16/12-Owner call said need to re-schedule no one will be there have to work cant get off advise her will get notice in the mail with date and time. She also said will be checking 145 13th st. not 143 13th st.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Persistent mold / mildew / discoloration present in shower area

3.7 Bathroom/Wall Condition
Peeling paint must be repaired

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (wall heater by kitchen)

8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Evidence of water leak around back door which has caused dry rot in door frame

2.8 Kitchen/Floor Condition
Transition strip between kitchen and garage missing, replace.

4.10 Other Rooms/Smoke Detectors
Unit must be equipped with one carbon monoxide detector per level
5.2 Secondary Rooms/Security
Laundry room - repair damaged door knob
5.3 Secondary Rooms/Electrical Hazards
Garage - missing light bulb
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
1/10/2013- Owner re-sch not well. Re-sch for 1/25/2013 1pm-4pm.
1.1 Living Room/Living Room Present
1/2/13- Owner will be out of town. Re-sch for 1/25/2013 1pm-4pm.
1/25/13 - no show at 1:25, yellow bldg, white trim
8.1 General Health and Safety/Access to Unit
lock on front security gate needs to be repaired
1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
2/22/13- Pls call 30min prior (510) 410-2282 Owner needs to re-sch hes been out of town for his mothers funeral. Tenants changed locks and he needs to give proper notice. Re-sch for 2/28/13 1pm-4pm. A.L. 2/8/2013- NO SHOW 9:30AM. ORANGE BLD. WHITE SECURITY GATE LOCKED NO ACCESS TO UNIT. F.A. 1/10/13 no show at 1:05pm, security gate closed, unit fron t door open though no one answered door

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW- TENANT WAS HOME BUT REFUSED ENTRY. SAID HE WAS NOT NOTIFIED AND TO RE-SCHEDULE. F.A. 1/10/13 - unit is being remodeled, could not conduct inspection

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 10:45AM TAN & WHITE BLD. F.A. 1/11/13 no show at 1:05, brown unit / white door
3/15/13 no show at 12:38pm, tan bldg, white door

1.1 Living Room/Living Room Present
4/2/2013- PLS CONTACT CHRIS MCDONALD 20MIN BEFORE (415) 710-7364 A.L. 2/6/2013- PLS CONTACT CHRIS MCDONALD 30MIN PRIOR (415) 710-7364-A.L. 2/31/2012- PLS CALL DIANE ST. PETERS 30MIN BEFORE ARRIVAL (925) 305-7361 A.L.
1/10/13 no show at 1:45pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:10PM ORANGE AND WHITE BLD. BLACK SECURITY GATE. F. A. 1/11/13 No show at 11:55pm Orange house white trim, black security gate
3/15/13 no show, peach bldg, black security door, 1:36pm

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1PM DOUBLE KEYED GATE NO ACCESS TO UNIT NO DOOR BELLS, ORANGE & WHITE BLD. F.A. DO NOT USE PHONE NUMBER ON RECORD - OLD OWNER NUMBER
1/11/13 No show at 12:05pm, orange unit white trim.

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 1:45PM. GREEN HOUSE/W/RED TRIM. CORNER HOUSE NO ANSWER. F.A. 1/11/13 no show at 1:35pm corner green house / red trim

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A. 1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer

1.1 Living Room/Living Room Present
3/12/13-CALL 30MIN BEFORE (415) 652-1678 SPK WITH OWNER AFTER ALL THAT SHE WILL LEAVE THIS FOR 3/15/2013. SHE WILL BE THERE. DO NOT RE-SCH OWNER CALLED TO RE-SCH. ADVISED HER WE CAN NOT. IT IS OWNERS RESPONSIBILITY TO GRANT ACCESS TO UNIT. SHE STATED TENANT WORKS. ADVISED HER THEY CAN HAVE SOMEONE THERE 18YS OR OLDER THERE. I KNOW THEY WORK BUT THEY STILL HAVE TO FIND SOMEONE THERE IN THEIR PLACE. A.L. 2/22/13 no show at 11:35, knocked on door, no answer

1.1 Living Room/Living Room Present
3/15/13 No show at 12:29, blue bldg, white door. knocked with no answer

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2/22/13 no show at 1:30pm
3/15/13 No show at 12:24, blue bldg, white door. knocked with no answer

1.4 Living Room/Security
Patio door does not lock
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls
4.5 Other Rooms/Window Condition
Repair window, excessive water and moisture around seal.
4.7 Other Rooms/Wall Condition
remove discoloration under window
4.4 Other Rooms/Security
No access to inspect room

Remove keyed lock from interior door
6.3 Building Exterior/Condition of Roof and Gutters
Patio roof - repair cause of standing water on patio
1.1 Living Room/Living Room Present
11/28/12 no show at 1:25pm, light brown house with cream trim and aqua steps
2/22/13 unit was a no show, but owner was on site and missed inspector. will mark as reschedule.
1.1 Living Room/Living Room Present
PLEASE ALSO INSPECT UNIT F. TENANT COMPLAINT

Owner will not be in town. Re-sch. Advised no current dates available yet but call back on Monday 1/21/13. A.L.
2/22/13 no show at 12pm, tenant denied access due to not being informed of inspection by owner.
1.1 Living Room/Living Room Present
4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. Please call tenant Jose 510-575-6602
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall
3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed
3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack
3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor
4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
2.10 Kitchen/Stove or Range with Oven
Door handle(s) is/are detached or missing.

replace/clean vent screen under hood fan, excessive grease
3.4 Bathroom/Security
remove keyed locks from interior doors (2 doors)
4.5 Other Rooms/Window Condition
Install quick release mechanism on window bars
4.4 Other Rooms/Security
remove keyed lock from interior door
1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (next to heater)
2.3 Kitchen/Electrical Hazards
Open ground outlet next to refrigerator
4.4 Other Rooms/Security
Door missing striker plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
Door to garage next to front door has cracked glass
1.1 Living Room/Living Room Present
4/19/13 - no show at 9:15am, grey house with white trim & front gate. rang doorbell and knocked but no answer, waited 5 minutes
2.3 Kitchen/Electrical Hazards
open ground on outlets behind countertop and chairs
4.3 Other Rooms/Elecrtical Hazards
master bedroom - open ground on outlet next to bed
4.10 Other Rooms/Smoke Detectors
smoke detectors throughout unit not working
1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.
1.3 Living Room/Electrical Hazards
open ground on outlet under window facing backyard AND missing coverplate
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed
2.12 Kitchen/Sink
Garbage disposal not working
2.3 Kitchen/Electrical Hazards
Left and right of sink - GFI outlets will not test
4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)
4.6 Other Rooms/Celing Condition
Remove excessive discoloration on ceiling and repaint if necessary
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls and repaint if necessary
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM TENANT WAS ILL WHEN I ARRIVED AND SAID HE NEEDED TO RE-SCH. F.A.
1/18/13 no show at 11:55, green 2 story bldg, white trim (The shores at Marina Bay)
3/15/13 no show at 2:54, green complex, called tenant from callbox, no answer
1.1 Living Room/Living Room Present
2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A. 1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit
1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.
1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom
2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable
2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.
3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob
3.4 Bathroom/Security
secure bathroom door striker plate
3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering
5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom
8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/19/13 - no show at 10am, brown bldg / security gate upstairs to the right, black mailbox downstairs on the right, knocked but no answer, waited 5 minutes

1.1 Living Room/Living Room Present
Please call tenant Jose 510-575-6602

4/5/2013- N/S 12:17pm no access. Person answering door said tenants are not home. 5/17/13 - no show at 10:15, knocked on door, no answer

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.8 Kitchen/Floor Condition
Repair / replace damaged / cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted., must be secured to wall

3.3 Bathroom/Electrical Hazards
GFI outlet not testing as designed

3.7 Bathroom/Wall Condition
Repair soft area on wall under towel rack

3.8 Bathroom/Floor Condition
Repair / replace damaged and cracked bathroom floor.
Repair soft spot in floor

4.8 Other Rooms/Floor Condition
Repair damaged / cracked floor tiles in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Inspector Unable To Access.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large holes in carport ceiling

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
5/13/2013- Spoke with Leslie said they gave tenant a 60 day notice. Suppose to move out on 6/16/2013. They need to to major repairs and cleaning. Advised will move to 6/21/2013. Will call back on June 17 to let me know what the status is. A.L.2/8/2013- NO SHOW 3:25PM GREEN BLD RED STEPS/BLACK SECURITY GATE. F.A.
1/18/13 no show at 11:45 am - pale green 2 story, 4plex, upstairs unit
3/15/13 no show at 12:49pm, lt green bldg, brown door, upstairs unit

1.7 Living Room/Wall Condition
repaint ALL chipping paint on interior of unit.

1.8 Living Room/Floor Condition
repair bulging floor covering in livingroom

2.10 Kitchen/Stove or Range with Oven
stove- all burners inoperable

2.8 Kitchen/Floor Condition
floor unsanitary. tenant needs to clean.

3.12 Bathroom/Tub or Shower
repair shower/tub diverter knob

3.4 Bathroom/Security
secure bathroom door striker plate

3.8 Bathroom/Floor Condition
repair damaged bathroom floor covering

5.4 Secondary Rooms/Other Potential Hazardous Features
repair bulging floor covering in bedroom

8.7 General Health and Safety/Other Interior Hazards
ENTIRE UNIT needs to be cleaned. completely unsanitary.

1.1 Living Room/Living Room Present
4/16/13- Owner called in said has a funeral to go to and some items are not done yet. Advised moved to 5/17/13 9am-12pm. Said thats fine. Thank you-A.L.

1.1 Living Room/Living Room Present
4/16/13- Owner called needs to re-sch has a funeral to go to and fail items are not done yet. Advised will move to 5/17/2013 9am-12pm. Thank you, A.L.

2.12 Kitchen/Sink
Garbage disposal not working

4.3 Other Rooms/Elecrtical Hazards
Outlet burnt, needs repair (master)

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
5/17/13 no show at 11:05, brown building, knocked, no answer
1.3 Living Room/Electrical Hazards
Three prong outlet not grounded, repair or change to either a two prong or GFCI unit. Also dining area.
7.4 Heating and Plumbing/Water Heater
Double strap water heater.
1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.
1.1 Living Room/Living Room Present
Pre-call: 510-735-5260
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Right bedroom, Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
All smoke detectors total of three are non-op in unit. Repair or replace.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.
1.3 Living Room/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Install a carbon monoxide detector inside unit.
7.5 Heating and Plumbing/Water Supply
Double strap hot water heater. (One strap present).
1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm
2.7 Kitchen/Wall Condition
Still discolored pass with comment.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed
2.4 Kitchen/Security
Install deadbolt on door to exterior
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure too low in bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stair = Missing Handrail. (required where 4 or more steps are present)
4.8 Other Rooms/Floor Condition
missing vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing on basement level. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors required on each level
1.1 Living Room/Living Room Present
8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt
1.5 Living Room/Window Condition
Front window missing a locking mechanism
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
8/9/13 No show at 1:30pm - secured gate with no call box
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Laundry room)
8.7 General Health and Safety/Other Interior Hazards
Repair wood floor at entrance. Significant piece missing presenting a trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced

2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.

2.10 Kitchen/Stove or Range with Oven
Left rear Stove/Range Burner Not Working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Toilet Tank Lid Missing/Damaged or needs replacement.

4.3 Other Rooms/Elecrtical Hazards
Closet lighting missing operating string, repair

4.7 Other Rooms/Wall Condition
Repair closet doors to stay on track

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors required in all bedrooms

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

3.7 Bathroom/Wall Condition
Repair towel rack

4.4 Other Rooms/Security
Repair doorknob

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.

1.6 Living Room/Ceiling Condition
Smoke detector not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/16/13 N/S 10:30am 6/7/13 no show at 9:30

1.4 Living Room/Security
Access to front gate has a double key lock and also a pad lock for the gate to enter and exit cars.

4.10 Other Rooms/Smoke Detectors
Hallway needs a smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in unit isnt working. Its a wall heater so the thermostat may need to be replaced

1.1 Living Room/Living Room Present
8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L. 6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
8/16/13 N/S 10:55 7/12/13- NO SHOW @ 1pm brown building/Red front door knocked louidly on door but no answer. F.A. 6/7/13 - no show at 1230

1.1 Living Room/Living Room Present
8/16/13- N/S 10:15am 7/12/13- NO SHOW @ 3:25pm Gate was locked no access to get to unit, called 30min before arrival however the number given (510) 778-2329 is a non working number. I called twice. F.A. 7/8/13-PLS CONTACT LUIS 30MIN PRIOR (510) 778-2329 owner will not be there but tenant will. Owner said leave inspection as is. Thank you-A.L.

1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm

1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.

1.1 Living Room/Living Room Present
6/21/2013 No show owner tried to re-sch but was informed that he couldnt. It was already a re-sch.6/5/2013- owner left a vm stating that he needs to re-sch. Tenant refusing to let them in for inspection.

7.4 Heating and Plumbing/Water Heater
install lower earthquake straps on water heater

1.1 Living Room/Living Room Present
7/19/13 No Show 10:55am brown bldg. white door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area

1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.

4.10 Other Rooms/Smoke Detectors
install smoke detector in bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on stairs/4 or more

1.1 Living Room/Living Room Present
6/24/13-Owner re-scheduled will be on vacation 7/2/13 was granted to 7/26/13

1.1 Living Room/Living Room Present
8/1/13-owner was granted re-schedule because going on vacation

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
Refrigerator Gasket Deteriorated.

2.7 Kitchen/Wall Condition
repair damage at entry to kitchen

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
smoke detector needed in master bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
outside lighting for front of unit has no lightbulb.
Repair gate and fence of unit

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.3 Living Room/Electrical Hazards
Replace broken coverplate on outlet / switch combo

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Address, must be visible from street.

1.1 Living Room/Living Room Present
8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box

1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.4 Living Room/Security
ALL exterior doors need deadbolt with thumbturn

7.4 Heating and Plumbing/Water Heater
install 2 earthquake straps on water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
install both a carbon monoxide and smoke detector on main level
AND install smoke detector in 3rd bedroom

1.1 Living Room/Living Room Present
9/13/13- No Show at 10:30

4.4 Other Rooms/Security
Missing doorknob on front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Reattach smoke detectors in bedroom and common area

1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Security door presents a cut hazard, repair or replace
Security door missing deadbolt

1.5 Living Room/Window Condition
Front window missing a locking mechanism

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working as designed. All burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Repair broken quick release on bars
Window lock missing

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Repair Damage
6.4 Building Exterior/Condition of Exterior Surfaces
Window frame on side shows extreme dryrot and needs replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Cover also needs to be secured
8.10 General Health and Safety/Site and Neighborhood Conditions
Back security gate presents a cut hazard and must be repaired or replaced.
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install proper support under bathroom sink
4.5 Other Rooms/Window Condition
Window too loose in frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence / missing boards and falling
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - carpet needs to be stretched or replaced
2.5 Kitchen/Window Condition
Repair broken window frame
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. - linoleum torn
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Leakage Present.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
Bathroom tub or shower has a major leak.
1.1 Living Room/Living Room Present
7/15/2013- Owner/Tenant n/a re-sch for 8/9/2013 11am-2pm. A.L.
1.1 Living Room/Living Room Present
8-19-13- Valentina called in to reschedule inspection because she will have difficulties getting to unit due to bay bridge closure. she is re-scheduled for 9-6-13 from 1-4pm
1.3 Living Room/Electrical Hazards
open ground outlets in livingroom needs to be corrected.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector isnt mounted needs to be secure to the wall.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom left and center has open ground outlets needs repairing.
1.3 Living Room/Electrical Hazards
Outlets throughout unit are not grounded
1.8 Living Room/Floor Condition
Replace carpet in living room. (Per pro cleaner, carpet will not come clean due to age and condition of carpet and padding)
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Reglaze / resurface bathtub - extreme peeling
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in upstairs common area.
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling of rear upstairs bedroom
5.3 Secondary Rooms/Electrical Hazards
Garage door opening mechanism not working as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install security light in rear, safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds around patio
1.1 Living Room/Living Room Present
Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C
1.1 Living Room/Living Room Present
9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12
1.1 Living Room/Living Room Present
8/16/13 N/S 11:15 7/12/13- NO SHOW @ 1:20pm green building/blk gate no answer. F.A.
1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
7/19/13 - No Show 11:35am brown duplex garage left of front door.
1.1 Living Room/Living Room Present
8/30/13 OWNER CALLED IN FOR AN EXT. ADVISED I DONT HAVE A DATE NOW BUT WILL CALL HER BACK. (415) 407-9374
1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.1 Living Room/Living Room Present
9/6/13 no show gate locked at 1pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
9/6/13 no show at 1:15pm, corner unit
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

4.5 Other Rooms/Window Condition
Window cracked, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in a central location on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress from backyard
1.4 Living Room/Security
Repair large gap under front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Pigeons living in attic
6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house
8.10 General Health and Safety/Site and Neighborhood Conditions
sewage draining into backyard
1.1 Living Room/Living Room Present
9/6/13 owner did not inform tenant of inspection, no access
1.1 Living Room/Living Room Present
Unit B
1.4 Living Room/Security
Front security door deadbolt needs thumb turn lock
4.6 Other Rooms/Celing Condition
Repair water damaged ceiling
1.1 Living Room/Living Room Present
28 6th St Unit C
2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
2.12 Kitchen/Sink
Install aerator on kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
3.4 Bathroom/Security
replace missing doorknob on bathroom door
2.12 Kitchen/Sink
Disposal not functioning.
Repair/Replace Faucet Assembly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detectors needed on each level.
1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
7.1 Heating and Plumbing/Adequacy of Heating Equipment
9/13/13-Heater not working
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
9/13/13-Install carbon monoxide detector
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present
1.1 Living Room/Living Room Present
9/27/13 no show at 10:45am - no buzzer at gate and no car in carport 8/30/13 N/S 12:30 Interior door open with security door locked 8/9/13 No show at 1:30pm - secured gate with no call box
1.1 Living Room/Living Room Present
8/9/13 due to inspector issue, unit rescheduled at no penalty to owner

1.1 Living Room/Living Room Present
9/25/2013 owner stated the eviction process has been completed. Tenant moved out early sept. now hes going to be out of town til November. Moved to 10/18/2013 1pm-4pm. Advised him to call 3 days prior. 9/6/13 - no show at 9:15am 8/16/13 N/S 10:00 7/12/2013- NO SHOW @ 11:40am. I rang the doorbell, knocked no answer. A.L. 5/15/2013- Owner called in needs to re-schedule. Tenant is moving out on 6/5/2013. Re-sch for 6/7/2013 9am-12pm. A.L.
6/6/13 - owner is evicting tenant and needs additional time to complete process. will move to 7/12

1.1 Living Room/Living Room Present
9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30

1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needed on second floor (one per level required)

5.2 Secondary Rooms/Security
Garage door opener no working properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent in laundry room not properly vented

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm

1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.7 Living Room/Wall Condition
repair water damaged drywall

2.3 Kitchen/Electrical Hazards
outlet by kitchen sink not working properly

1.1 Living Room/Living Room Present
9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access

1.1 Living Room/Living Room Present
8/16/13 N/S 11:30 7/12/13- NO SHOW @ 1:50pm I called the phone number given 30min before as requested but no answer. I then went to the unit but no one was home. I called the number given and the person I was to meet answered, stated they forgot and about the inspection and was not able to make the appointment and would like to reschedule. F.A. 6/6/2013- PLS CONTACT OWNER 30MIN PRIOR (415) 987-6432. A.L.

1.1 Living Room/Living Room Present
10/04/13-Owner called to see where inspector was I did not have him on the schdl for today he adv that he reschdl on 09/24/13 to the 10/04 I reschdld for 10/11/13 11-2 please call Manager for entry into the property Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.

PLEASE INSPECT 534 21ST ST C

2.5 Kitchen/Window Condition
Window hard to open needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs to be replaced, broken.

3.13 Bathroom/Ventilation
Fan not operating as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing properly continues to beep after a new battery has been installed.

4.5 Other Rooms/Window Condition
Window is hard to open needs repair.

4.8 Other Rooms/Floor Condition
Right front bedroom carpet is torn at entry with tape holding it. Needs repair or replace.

1.1 Living Room/Living Room Present
NO SHOW @ 1:35 PM Brown building/ black security gate, torned cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
NO SHOW @ 10:40 AM Cream/blue building tenant not home.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.5 Living Room/Window Condition
Owner repair or replace torned screen in living room window.

2.10 Kitchen/Stove or Range with Oven
Owner fan unit is missing from overhead fan unit. Needs to be replaced for proper ventilation.

2.8 Kitchen/Floor Condition
Tack strip is missing at entry of kitchen leading from living room. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner there is a leak under the sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Owner install a smoke detector in right bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner there is not (1) smoke detector in the unit. Please install (1) for the hallway along with a CO 2 detector, carbon monoxide detector.

1.1 Living Room/Living Room Present
NO SHOW@ 1:15 pm. Cream/blue building tenant not home. I was with the owner and the tenant was not at home.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

1.1 Living Room/Living Room Present
No work completed by owner.

1.4 Living Room/Security
Front door needs a thumbturn deadbolt lock, non present.

Front door needs a weather strip at the entrance large air gap.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove/oven, also screen vents for fan. Owner bulb is missing for light fixture.

2.7 Kitchen/Wall Condition
Cabinet door isnt secure underneath sink needs to be retighten.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Entire face basin is separating from the wall needs to be repaired or replaced.

There is leak underneath the basin that needs to be repaired.

3.5 Bathroom/Window Condition
Owner window seal is discolored needs to be cleaned or repainted.

4.4 Other Rooms/Security
Remove key lock from right rear bedroom door.

Right rear bedroom breakaway bar not working at time of inspection.

4.5 Other Rooms/Window Condition
Window seals are discolored needs to be cleaned or repainted.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlets are loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner possible dry rot on stairs leading up, shavings fall down when exiting tenants unit if someone is coming downstairs. Pass with comment.

8.1 General Health and Safety/Access to Unit
Security gate bottom thumbturn deadbolt lock is missing, needs to be replaced for security.

8.2 General Health and Safety/Exits
Owner security gate leading into garage area has a larged tear in the lower part of the metal screen which is a cutting hazard. Needs to be repaired or replaced.

Remove double keyed cyclinder locks from front security gate/ also side gate located next to tenants unit.

1.1 Living Room/Living Room Present
3/20-Per Jennifer, will grant on last extension. Re-sched for 4/10 9-12pm
03/04/14- Jason (owner) wants to re-schedule for after the 28th of March; per Jennifer- one more re-schedule & with the certainty that the tenant is going to be there.M.L

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

01/31/2014 Repair not completed at time of re-inspection FA

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)

3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall

3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse

3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form

4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse

4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace

4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Precall: 510-691-7450

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
1.1 Living Room/Living Room Present
Precall: 510-691-7450

NO SHOW 9:10 AM No access to unit. Grey /Gold building.
1.1 Living Room/Living Room Present
Owner does not have property at this address.
1.1 Living Room/Living Room Present
Pre-call 510-816-9005
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Unable to locate address no owner present at location.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Needs to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is missing discharge pipe, needs to be copper/ galvalnized steel or Pcvc material.
2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing as design needs to be corrected or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location next to love seat sofa.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is broken cut hazard needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left burner non-op.
1.1 Living Room/Living Room Present
NO SHOW @ 12:20 PM No access to enter gate. Church van in driveway/white. Brown building.
1.1 Living Room/Living Room Present
NO SHOW @ 12:50 PM No answer, grey house/white gate.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
Pre call 15min prior (510) 234-5222
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Repair or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Location living room area.

(UNIT ALSO NEEDS A CO2 Detector installed.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet not testing correctly. Repair or change to either a two or GFCI unit.
1.1 Living Room/Living Room Present
Precall: 510-918-7575

3/25-Owners birthday on 4/4, need to re-scheduled for 4/10 1-4pm
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM Tenant lives in gated community no access or phone number to enter for inspection.
1.1 Living Room/Living Room Present
3/26-owner would like more time to notify tenant, one tenant is out of town. Re-sched for 4/25 11-2pm
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 515 34th St
3/26- need to re-schedule ,need more time to notify tenant, and one tenant is out of town. re-sched for 4/25 11-2pm
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant also clean screen vents for fan free from grease.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean toilet area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre call David Taylor 2hrs prior (510) 409-4917
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing stopper repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
Do not go before 11:30 JLD
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Three prong outlet needs to be grounded or changed to either a two prong or GFCI unit.

Globe for light fixture is missing.
3.7 Bathroom/Wall Condition
Toilet holder needs to be replaced broken cut hazard.
7.4 Heating and Plumbing/Water Heater
Pilot light cover is missing.
1.1 Living Room/Living Room Present
1 HOUR Pre call 510-409-4917
1.3 Living Room/Electrical Hazards
Broken three prong outlet at entry needs to be repaired.

Cover plate for outlet next to sofa is missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in center bedroom.

Install a CO2 detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Replace crack cover switch plate.
2.10 Kitchen/Stove or Range with Oven
Right front and rear left burner non-op.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing.
4.4 Other Rooms/Security
Bedroom door needs repair.
1.1 Living Room/Living Room Present
Pre call 15min prior 510-237-1519
4.10 Other Rooms/Smoke Detectors
Owner mount and secure CO2 detector inside unit.
5.3 Secondary Rooms/Electrical Hazards
Cover outlet plate is missing. Also right outlet in laundry room non-op either repair or put cover on it.
1.1 Living Room/Living Room Present
No show @ 12: 40 pm Brown unit stairs, no answer.
1.1 Living Room/Living Room Present
NO SHOW @ 12:05 p.m. No one at home. Brown duplex upstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:45 P.M. No one at home. Green building fence wire fence in front of apartments. Unit is located in the rear.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.(both on right)
Ventilation fan for stove not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. (left of sink)
3.12 Bathroom/Tub or Shower
shower pipe is loose in the wall
3.3 Bathroom/Electrical Hazards
GFCI outlet is testing hot/neutral reverse
3.6 Bathroom/Ceiling Condition
ceiling wet from possible leak in upstairs unit, bubble is starting to form
4.3 Other Rooms/Elecrtical Hazards
Master - outlet testing hot/neutral reverse
4.8 Other Rooms/Floor Condition
Master - carpet has a bad odor from previous water damage, replace
4.10 Other Rooms/Smoke Detectors
Hall and both bedrooms - Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet needs to grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/10/14 to 04/25/14- Owner cannot be there on the 10th requested the change of date. Confirmed appt. M.L
1.1 Living Room/Living Room Present
30 mins Precall: 510-908-2680 Jose
2.10 Kitchen/Stove or Range with Oven
Left burner non-op.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Location entry way.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op.
2.3 Kitchen/Electrical Hazards
Light switch plate has a gap that needs to be sealed.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI unit needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace all missing globe covers for all light fixtures.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with roaches and mice needs to be treated immediately. Health hazard.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
This inspection should be conducted on property located at 324 Pennsylvania Richmond, CA
1.1 Living Room/Living Room Present
Precall: 510-384-2034
Owner need to re-schedule, Re-schedule for 4/24 1-4pm.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm I called the office and was told it would be rescheduled.
1.1 Living Room/Living Room Present
Unable to reach unit by 4:00 pm reschedule
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m to Rosendo @510-914-4149
Inspection for bldg. # 560. M.L
1.1 Living Room/Living Room Present
04/09/14- Pre-Call 45m prior -Rosendo@ 510-914-4149.
Inspection for bldg.# 566. M.L
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
No Show @ 10:45 a.m. no answer knocked more than once. Brown house upstairs unit.
1.1 Living Room/Living Room Present
Precall: 510-526-8749
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Bedroom
1.3 Living Room/Electrical Hazards
Outlet needs to be repaired or changed to either a two prong or GFCI unit.
1.4 Living Room/Security
Front security gate needs to be repaired or replaced. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is broken off. Needs to be replaced cut hazard.
2.3 Kitchen/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet is broken electrical hazard needs to be replaced and grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
510-620-4387 or 510-620-4387

No Show 12:40 p.m. Brown unit no answer.
1.1 Living Room/Living Room Present
04/01/14- Re-schedule from 04/11/14 to 04/25/14. Out of town on the 11th. Confirmed appt. M.L
1.1 Living Room/Living Room Present
Pre call: 510-236-8366
1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
2.10 Kitchen/Stove or Range with Oven
Outlet located next to art desk needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to T.V. needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 p.m. Tenant was home but did not speak English no access to unit.
1.1 Living Room/Living Room Present
No Show green house fenced in, black dog in front. A young girl came to the door and did not know about an inspection. There was also a special need child playing with the dog. No Entry @ 1:20 p.m.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. Brown house white gate fence. Tenant Jose said they received no letter for inspection by owner.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. No one at home. Grey house stairs/flowers in front yard, white etc.

1.1 Living Room/Living Room Present
No Show @ 3:33 no one home. Blue house tree in front yard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op.

2.3 Kitchen/Electrical Hazards
Outlet in kitchen needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom outlet needs to be grounded or changed to either a two prong or GFCI unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room needs to grounded or change to either a two prong or GFCI unit.

1.3 Living Room/Electrical Hazards
Outlet needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in kids room is broken needs to be repaired/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. Hot water.

1.1 Living Room/Living Room Present
04/09/14- Pre-call 30m prior - Toby- 510-406-0717. M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard, needs to be grounded or changed to either a two prong or GFCI unit. Located next to kitchen table.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in walkway, trip hazard.

Also repair torn vent screen at door entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair stopper for sink or replace.

4.10 Other Rooms/Smoke Detectors
Install a CO2 detector in unit.

5.3 Secondary Rooms/Electrical Hazards
Outlet next to washer and dryer not working needs to be repaired. Tenant is using an extention cord to do laundry from another outlet in the house.

7.4 Heating and Plumbing/Water Heater
Double strap hot water heater.

8.6 General Health and Safety/Interior Stairs and Common Halls
Security gate door knob for back door is missing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing. (Left front burner non-op). Also temperture knob for stove is missing must replace.

Overhead fan non-op repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper needs repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling needs repair from previous water leak.

4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture non-op also missing globe cover for light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing in sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.

Install a CO2 detector in unit.

7.4 Heating and Plumbing/Water Heater
Replace missing cover for hot water heater.
2.3 Kitchen/Electrical Hazards
GFCI needs to be replaced not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for sink is missing.
4.10 Other Rooms/Smoke Detectors
Install a CO2 detector inside unit.
1.8 Living Room/Floor Condition
Carpet througout unit is completely worn, should be replaced or cleaned. (Carpet is over 20 years old). Bad odor throughout.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

Oven gaskets are worn repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Carpet needs to be replaced completely worn bad odor.throughout unit.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy.
2.3 Kitchen/Electrical Hazards
Kitchen outlet needs to be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Outlet needs to be grounded or change to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
CO2 detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet needs to be grounded or changed to a two prong or GFCI unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut overgrowth in front yard:

(TENANT) Remove sofa and clutter from backyard. Potential entry for hiding rodents, etc.
8.2 General Health and Safety/Exits
Broken tile at back exit door needs to be repaired/replace.
1.1 Living Room/Living Room Present
04/03/14- Pre-Call 30m prior - Kelvin - 510-323-5748 to meet at 236 S 43rd St first - other property at 3737 Center. Confirmed appt. M.L
2.3 Kitchen/Electrical Hazards
Replace GFCI unit not testing as design.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink.
1.1 Living Room/Living Room Present
No Show @ :1:00 pm Brown/orange building.
1.1 Living Room/Living Room Present
No Show @ 1:15 pm. Brown/orange building.
1.1 Living Room/Living Room Present
4/14/2014 Owner needs to do major repairs. Re-scheduled from 4/18 to 5/9/2014 9am-12pm
1.1 Living Room/Living Room Present
No Show @ 1:40 pm. Brown units,/red door upstairs #5.
1.1 Living Room/Living Room Present
No show @ 3:10 pm. Yellow apartment upstairs no answer.
1.1 Living Room/Living Room Present
No show @ 1:30 pm. Tan building/Green front, no answer.
1.1 Living Room/Living Room Present
No Show @ 2:30 pm. Grey/green building no answer.

1.1 Living Room/Living Room Present
No Show @ 2:30 No one home. Grey/green building.
1.1 Living Room/Living Room Present
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
1.1 Living Room/Living Room Present
No Show @ 2:50 pm. no one home. Unit located upstairs.
1.1 Living Room/Living Room Present
No Show @ 2:55 pm. No one home.
1.1 Living Room/Living Room Present
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
1.1 Living Room/Living Room Present
04/08/14- Per P.Mngr - Adam - Problem Unit- replace with unit # 12723. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to right bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left rear bedroom.
1.1 Living Room/Living Room Present
Unable to check outlets due to items in the way.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. Left rear burner.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Located next to coffee pot.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Unable to check plug outlets in bedroom due to items blocking outlets.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
04/16/14- Pre-Call 30m prior - Oliver @ 510-237-3873.
To meet at one unit - other inspection @ 3520 Barrett.
Confirmed appt. M.L

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.

8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.

1.1 Living Room/Living Room Present
No Show 1:15pm Tenant answered the door and said he had no notice.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
Pre call- 510-236-8366

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in bedroom.

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Install a smoke detector in right and left bedroom.

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4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove burners are loose on stove top.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

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Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
Carpet is puckling needs repair/hallway area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant clean sink area from dye.
3.8 Bathroom/Floor Condition
Tenant clean dye off floor area./Masterbath
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Entry smoke detector non-op.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.8 Living Room/Floor Condition
Carpet throughout unit is buckling needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No key for entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing. (Right rear burner).
2.12 Kitchen/Sink
Sink needs to be refinished, peeling.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Left Rearand right front burner non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken step as you walk up the stairs needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Pilot out on stove at time of inspection, unable to check burners. I will need to check at the next re- inspection date.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.8 Kitchen/Floor Condition
Repair torned linoilium around edges of wall, needs molding.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair broken step at entry to unit, tripping hazard.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to window.
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located left of sink also next to stove/oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged boards on back exit area, some are dry rotted.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
8.7 General Health and Safety/Other Interior Hazards
Window seal at entry way has exposed nails needs repair.
1.7 Living Room/Wall Condition
Peeling paint on walls at entry way needs to be repainted.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table, another located next to the refrigerator.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet Located next to table.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet
3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet
1.1 Living Room/Living Room Present
Pre-call 510-206-7588
1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.
1.1 Living Room/Living Room Present
No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.
1.1 Living Room/Living Room Present
04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.
1.1 Living Room/Living Room Present
No Show 2:30 pm. Tenant answered the door and said he had no notice 2nd attempt. Brown unit.
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
1.1 Living Room/Living Room Present
Pre call- 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly, Non op.
8.10 General Health and Safety/Site and Neighborhood Conditions
Concrete along walkway at unit needs repair more than 1 inch high, trip hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in childs bedroom/purple room.
4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture needs replacing. Also replace coverplate.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show Orange building 2:49 pm. no one home.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3848
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
3.3 Bathroom/Electrical Hazards
Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit.,
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom total of three detectors.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

Carpet is worn throughout the unit along with some buckling in areas such as the living room and bedrooms. Recommended to be replaced more than 10 years old padding worn.
1.1 Living Room/Living Room Present
No key for entry.
1.1 Living Room/Living Room Present
510-222-8623
5/20- Michelle Hatch, need more time to replace carpet, re-sched 6/13 9/12
1.8 Living Room/Floor Condition
Carpet in entry way is torn needs to be repaired, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan screen vents are missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
This address is not for this unit. This unit is considered vacant. The address inspected was 324 Pennsylvania St. around the corner.
1.1 Living Room/Living Room Present
PRE-Call 510-816-9005
1.1 Living Room/Living Room Present
Precall: 415-637-2042
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Precall: 415-637-2042CORRECT ADDRESS: 448 Tewksbury # C
4/4-landlord going out of town for vaca, re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

5/15- landlord will not be available tomorrow, re-sched to 5/30 11-2pm
3/31- landlord not availabe for inspection need to schedule for a Thurs or Fri. Re-sched for 4/25 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.
1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1st bedroom.
1.1 Living Room/Living Room Present
Pre-call 510-758-3719
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Outlet located next to heater needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Screen gate is torn needs to be repaired cut hazard.
8.2 General Health and Safety/Exits
Back door has a large air gap needs to be repaired.
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

1.1 Living Room/Living Room Present
Pre call: 510-236-8366 No Show minor present unable to enter unit. Accompanied by property manager. No entry @ 1:40 p.m.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At entrance.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Some present at door entry.
1.1 Living Room/Living Room Present
No Show @ 1:30 pm. no answer knocked more than once. Brown building upstairs unit, front window open to the left.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to left bedroom.
1.1 Living Room/Living Room Present
510-237-5133
1.1 Living Room/Living Room Present
4017 Garvin Ave 510-237-5133
1.1 Living Room/Living Room Present
Carpet needs replacing worn badly throughout the unit. Trip hazards present. (carpet is more than 10 years old.
2.10 Kitchen/Stove or Range with Oven
Oven gaskets are worn needs to be repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet needs replacing, worn throughout the unit.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op.
8.1 General Health and Safety/Access to Unit
Security gate is torn needs to be repaired or replaced, poses a cutting hazard.
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke
1.1 Living Room/Living Room Present
½ Hour before pre-call 510-548-8530 Luke

Outlets need to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call 510-334-5911. MUST INSPECT by 11am.
2.3 Kitchen/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom outlet not correct needs to be grounded or chanded to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.

1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:15 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

Owner: carbon monoxide detector non-op repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
1.1 Living Room/Living Room Present
No show @ 12:55 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:42 pm no one home.
1.1 Living Room/Living Room Present
No show @ 12:50 pm no one home.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show @ 12:45 pm no one home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
1.1 Living Room/Living Room Present
No show 12:44 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of two detectors required one per bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in right and left bedroom
2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector for each bedroom.

Halway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-call NOe 510-418-2214
1.1 Living Room/Living Room Present
PRE-call NOE 510-418-2214
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant must clean screen vent for overhead fan.
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.1 Living Room/Living Room Present
Pre-call 30mins 510-375-1547
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Handle for microwave is missing, needs to be repaired/replace.

4.10 Other Rooms/Smoke Detectors
Left, right, and center bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (All bedrooms).
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
Pre-call 415-244-1274
1.1 Living Room/Living Room Present
510-410-6568
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
1.1 Living Room/Living Room Present
Owner did not want that unit inspected due to the tenant not being present. He would like the next door unit done instead. I told him that would have to be approved by the office. Time arrived 11:55 a.m
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.
2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
No show @ 9:15 am. no one home. Yellow building unit located upstairs first door to the right with no letter B.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
1.1 Living Room/Living Room Present
Christina 510-621-8455
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).

1.1 Living Room/Living Room Present
No show @ 1:20 pm no answer. Tan color building.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

1.1 Living Room/Living Room Present
Pre-call 232-0518

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

1.1 Living Room/Living Room Present
pre-call 510-755-6841

1.1 Living Room/Living Room Present
Rescheduled from 06/18/14 to earlier date 05/30/14 11-2 JLD

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
The tenant told me after the inspection that this unit had been recently inspected by the Richmond Housing Authority. It is a section 8 unit. I told the tenant to have the landlord fax proof of the section 8 contract to the office for clarification. FA.

1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 11:35 Grey unit.

1.1 Living Room/Living Room Present
I looked for the address but it starts at 4700-4710 but no 4712. It jumps to 4716-4722.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs, Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ : pm no one at home. Blue/ Tan house.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.
1.1 Living Room/Living Room Present
No show @ 1:15, the tenant stated there was no letter or notice of an inspection. Owner not present.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Owner is requesting to pick another property. Tenant is in the process of being evicted. Re-schedule.

No Show green house fenced in, black dog in front could not enter @ 9:35 am. I later met the owner and he stated that the tenant was in the process of being evicted.
1.1 Living Room/Living Room Present
No show @ 3:10 pm no one at home. Blue house near corner.
1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
PLEASE INSPECT 2558 GRANT. 510-908-2680.

No Show/Reschedule, tenant was at home but said he had not received a notice from the landlord for an inspection today. 10:10 am.

5/27- spoke with Jose, tenant at 2556 Grant is on vacation for the next couple of months, another unit randomly selected, unit 2554 Grant.
1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlets not testing as design, must be grounded or changed to either a two prong or GFCI unit. 2nd fail.
4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 2nd fail
1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
1.1 Living Room/Living Room Present
30min PRE-CALL: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:55 pm Brown building tenant not at home.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

No Show @ 11:55 am no one home. Brown building.
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

1.1 Living Room/Living Room Present
30min Pre-call: 510-262-0351

04/16/14- Owner called, they will be out of the country until June 8th & will call to re-schedule. M.L
5/1- spoke with owner, her staff received n/s notice, thought inspection was suppose to be re-scheduled. Advised we will re-schedule unit she returns.

No show @ 11:45 am no one at home. Brown corner building, gate in front.

1.1 Living Room/Living Room Present
Had to reschdl inspection said his tenant will not allow him to make repairs adv the latest I could go out would be 05/29/14 1-4 sent letter JLD

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches, unit still needs to be treated for roaches.

1.1 Living Room/Living Room Present
510-375-8208
Brother died the week of this last inspection JLD
No show @ 12:10 pm I called the number given but the person answered said it was incorrect.

1.1 Living Room/Living Room Present
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

1.3 Living Room/Electrical Hazards
Unable to check outlets in living room, owner should check all three prong outlets for correction to either a two prong outler or GFCI unit if not grounded. I will need access at next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 1:30 pm. Tan building/Green front, no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No show @ 3:10 pm. Yellow apartment upstairs no answer.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit. Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
reschdld from 05/29/14 to 06/19/14

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

5.3 Secondary Rooms/Electrical Hazards
Garage: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
Each unit failed for the reinspection. The owner needs more time.

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dinng room area.
1.1 Living Room/Living Room Present
Owner needs more time.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Also dining area.
1.1 Living Room/Living Room Present
Pre-call Paula 510-206-1643
1.1 Living Room/Living Room Present
Pre-call 510-206-1643
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink missing stopper needs to be replaced.
3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op, repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
8.1 General Health and Safety/Access to Unit
Entry floor board is dry rotted needs to be replaced.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
Please Inspect Correct Address : 407 Washington #B.

Landlord was not able to get into unit. The keys she had didnt work for that lock. 05/30/14 FA.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, missing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Pre-call 510-851-4437
1.1 Living Room/Living Room Present
Owner wants to reschedule all of her properties.

1.1 Living Room/Living Room Present
PRE-Call 415-233-0588

1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.

2.3 Kitchen/Electrical Hazards
Outlet located where microwave is plugged in is not testing as design. It must be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. Check all.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to bedroom.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

2.10 Kitchen/Stove or Range with Oven
Left burner on stove non-op repair or replace.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.

2.3 Kitchen/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447

1.3 Living Room/Electrical Hazards
Outlet in living room not testing as design needs to be corrected or change to either a two prong or GFCI unit.

2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.

4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579

4.3 Other Rooms/Elecrtical Hazards
Outlet in bedroom not testing as design needs to be corrected or change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector inside unit also a carbon monoxide detector.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home, white house.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom.

1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector for unit, one up and one downstairs

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.

1.1 Living Room/Living Room Present
Had to reschdl inspection from 06/26-07/03

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

8.2 General Health and Safety/Exits
Backdoor wont open seems to be stuck. Repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.

1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
Need to get phone number of owner for pre-call

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit. Check all smoke detectors.

1.1 Living Room/Living Room Present
No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

1.1 Living Room/Living Room Present
The tenant was home but said they had no notice.

8.1 General Health and Safety/Access to Unit
Front security gate has a double cylinder lock that needs to be removed and changed to a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE-CALL 510-932-5463 prior to arriving.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three burners out on stove top repair or replace.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be grounded or changed to either a two prong or GFCI unit. Dining area also.

2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213

1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
Pre-call 510-364-1518
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
510-926-0975
1.1 Living Room/Living Room Present
pre-call 510-734-6291
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198
1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
pre-call 510-367-8720
1.1 Living Room/Living Room Present
Please inspect 5023 Creely Ave, 5027 is owner occupied.

6/5- owner not available, need to re-scheduled for 6/19 9-12pm
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room. (none in bedrooms and hall not working)

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.
2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

Carbon monoxide detector not working
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
Pre-call Pre-call 1 hour before 510-715-0528 No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
Pre-call 707-567-5229
No show @ 2:40 p.m no one home. Brown building.
1.1 Living Room/Living Room Present
06/11/14- Re-scheduled from 06/13/14 to 06/19/14.
Tenant has a few doctors apts scheduled for the 13th. M.L
2.3 Kitchen/Electrical Hazards
GFCI outlets not testing as design needs to be replaced.

2.7 Kitchen/Wall Condition
Kitchen walls need repainting due to smoke, pass with comment.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
510-703-7542
4.10 Other Rooms/Smoke Detectors
Add three smoke detectors: One for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.
2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
pre-call 510-236-9741
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as design. Needs to be repaired or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-525-4034

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
4.10 Other Rooms/Smoke Detectors
One smoke detector needed outside bedroom, in hallway or living room.
1.1 Living Room/Living Room Present
Pre-call: 510-541-4014

Property wont be available on the 11th, re-schedule for 6/13 1-4pm
1.1 Living Room/Living Room Present
6/12- owner will be going out of town beginning to July to the end of August. Re-schedule for sooner date. 6/19 9-12pm

Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
THIS ADDRESS IS WRONG IN THE SYSTEM
6/12- owner will be going out of town beginning to July
Could not locate this address, called the number given from the office for the owner and left a message but no response.
1.1 Living Room/Living Room Present
per owner, reinspection scheduled for 6/13/14
6/24- owner called, would like soonest date available for the re-inspection, re-scheduled for 7/3 1-4pm

2.3 Kitchen/Electrical Hazards
Re checked all outlets in kitchen and located next to window are grounded but are testing hot/n/reverse which is a fire hazard needs to be repaired, not testing correctly.

2.7 Kitchen/Wall Condition
Kitchen walls are completed dark and discolored due to cooking and smoke due to cooking etc. It is my recommendation that it is repainted. Smells like smoke, was currently a pass with comment, however it looks worst at re-inspection, tenant has no fan for ventilation of smoke out only a window which may not be as efficient.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
I went to the unit not knowing it had been rescheduled.

1.1 Living Room/Living Room Present
PRE-CALL 510-734-4828

1.1 Living Room/Living Room Present
30 min pre-call: 510-599-6055
510-524-4835

No Show @ 10:00 am. I called before 9:00 am letting the owner know by voice message, that I would be arriving around 10:00. No one show and the tenant was not home. Dark green building, three units.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet not testing correctly needs to be grounded or changed to either a two prong or GFCI unit, also the sink area.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

1.1 Living Room/Living Room Present
There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

4.10 Other Rooms/Smoke Detectors
Install a total of (5) smoke detectors inside the unit.

1.(3) one for each bedroom.

2. (2) one for the hallway and one for the front room.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
The unit address on the building is 996Carlson Blvd. not 998.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Broken plug outlet in kids room, electrical hazard.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit. Location TV underneath front window, also coverplates for the outlet behind the love seat sofa.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
NEED TO CHANGE THE ADDRESS 5027 Garvin AVE.. Tenant at this address is not complying with the request to do inspection JLD

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner washer in unit needs repair.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.

1.4 Living Room/Security
Patio screen door is damaged needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. Total of 2 detectors.

1.1 Living Room/Living Room Present
No show @ 1:03 pm no one home.

8.7 General Health and Safety/Other Interior Hazards
Broken glass piece missing in fireplace. Tenants stated it busted out when the fireplace was lite about a year or two ago. Repair or replace.

Also chimney may need to be cleaned out.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

1.1 Living Room/Living Room Present
Pre-Call 909-451-1503 Please go to apt A to gain access
No show @ 9:45 am no one home, front gate locked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Inside gate double cylinder lock not permitted due to safety exit in case of fire or emergency. It needs to be replaced with a thumb turn style lock, not a double key lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner damage needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch is broken it needs to be repaired, one light switch is missing.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
No show @ 1:39 pm no one home.

2.10 Kitchen/Stove or Range with Oven
Hood fan Not Working Properly.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show @ 1:37 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:10 pm no one at home.
1.1 Living Room/Living Room Present
No Show @ 12:20 pm tenant was at home, but the notice stated tomorrow and she chose to wait.
1.1 Living Room/Living Room Present
No Show @ 12:35 pm no one home.
1.1 Living Room/Living Room Present
No Show @ 12:05 pm no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. - right front
1.1 Living Room/Living Room Present
NO SHOW @ 12:00 PM No one at home.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to bedroom.
2.10 Kitchen/Stove or Range with Oven
Right & left rear burner non-op repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower faucet has a leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Knobs for washer and dryer arent secure possibly broken, repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front and rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665

No Show owner stated he asked to be rescheduled. 05/29/14 FA.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show @ 11:20 am yellow house black door. No answer.
1.1 Living Room/Living Room Present
PRE-CALL 650-766-9665 No Show owner stated he rescheduled. 05/29/14 FA.
1.7 Living Room/Wall Condition
Peeling paint above wall heater area needs to be repaired and repainted.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
1.5 Living Room/Window Condition
Window seal needs to be resealed due to water entering through the window when it rains.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Bedroom).
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.8 Living Room/Floor Condition
Carpet is worn and needs to be replaced. Carpet is torn at the seams throughout unit. Repair or replace.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).

1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

4.10 Other Rooms/Smoke Detectors
1. Owner install a carbon monoxide detector inside unit.

2. Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-778-8297 or 510-234-3649

06-11-14 No show @ 1:30 pm owner needs to reschedule due to no key for the unit. Tenant left right before arrived. Reschedule.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each sleeping room.

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.3 Living Room/Electrical Hazards
Outlets not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op needs to be repaired or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as design, needs to be corrected or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlets not testing as designed needs to be corrected or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 9:05 am Brown house fence in front. Two pit bulls in front yard. I called out but no one came to the door.

4.7 Other Rooms/Wall Condition
Rear bedroom has a large hole in the wall that needs to be repaired, located next to bed.

5.3 Secondary Rooms/Electrical Hazards
Replace missing globe cover for rear bedroom light fixture. 2nd fail.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. 3nd fail.

Owner is not in compliance with this instruction. They have not provided any means of extermination for these pest and it is unhealthy for tenants to live in these type of conditions. The roaches need to be treated.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

No key for entry, tenant not at home.

2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
05/29/14- Pre-Call to owner - 510-374-8653. M.L

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner(s) Bowl(s) Damaged / Missing.
The burners on the stove are not lighting correctly. Only one should lite at a time. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Secure smoke detector in hallway.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND*****
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present

****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant said he had not been given a notice about an inspection today. The correct address for this unit is 4710 Cutting Blvd. not 4712.

2.10 Kitchen/Stove or Range with Oven
Gas service was off at time of inspection. I will inspect on the reinspection date. Owner was present at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet : Three prong outlets not testing as design. Needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
Pre-call 510-206-1643

1.3 Living Room/Electrical Hazards
Three prong outlet not correct needs to be grounded or changed to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).

4.3 Other Rooms/Elecrtical Hazards
Both left and right bedroom outlets need to be grounded or changed to either a two prong or GFCI unit.

7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.

1.1 Living Room/Living Room Present
No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.

1.1 Living Room/Living Room Present
NO SHOW @ 2:05 PM. Corner house color brown, with brick siding.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

3.7 Bathroom/Wall Condition
Towel rack broken cutting hazard needs to be replaced.

1.1 Living Room/Living Room Present
PRE_CALL 1 HOUR: 510-316-6372

5/28- owner will not be available need to re-schedule for 6/13 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing correctly needs to change to either a two prong or GFCI unit or grounded.

1.1 Living Room/Living Room Present
510-703-7542

5.3 Secondary Rooms/Electrical Hazards
Cover switch plate for light switch in the basement is missing. Needs to be replace. Electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom/sleeping room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors (1) one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

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Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stovetop.
1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
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Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
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Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom sleeping room.

2. 2nd bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
1.1 Living Room/Living Room Present
Tenant refused the inspection.
4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.
4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
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Add a smoke detector to sleeping room.
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Add a smoke detector to sleeping room.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.
2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
Tenant replace battery for smoke detector, (its missing), tenants responsibility.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add one smoke detector to sleeping room.
2.10 Kitchen/Stove or Range with Oven
1. Tenant remove aluminum foil from stove top fire hazard.

2. Owner overhead microwave non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector to sleeping room.

2. Carbon monoxide detector is missing batteries, repair or replace.
4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each sleeping room.
1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
4.10 Other Rooms/Smoke Detectors
Add a smoke detector to sleeping room.
1.1 Living Room/Living Room Present
PRE-CALL 510-755-6841 leona fields owner said this unit never inspected sent a notification to Frank to have him review this info
1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
1.1 Living Room/Living Room Present
30 pre-call 510-919-0707

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.

1.1 Living Room/Living Room Present
Pre-call: 510-375-4530
No show @ 2:05 pm White apt/ brown, no answer.

1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/29/14 reschdld inspection to 07/31/14
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240

1.1 Living Room/Living Room Present
07/18/14- Change inspection from 07/23 to 07/29-Owner has Chimo treatmts on the 07/23. M.L
PLEASE PRE-CALL CARLA 510-223-4603

1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors, one inside bedroom.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet in bedroom, not testing as designed. Needs to be relace with a two prong or GFI unit.

1.1 Living Room/Living Room Present
Reschdld inspection mother in hospital needs pre-call information
No show @ 2:40 p.m no one home. Brown building.

2nd No show @ 2:15 p.m. Brown building unit upstairs no answer.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

I spoke to the owner and he said the units were rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner said unit had been rescheduled.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.

1.1 Living Room/Living Room Present
No show @ 11:15 am Grey /blue house no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlets in kitchen except the GFI, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets in the left bedroom, are not testing correctly. It needs to be grounded or changed back to two prong or GFCI unit. Check all.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdld inspection 1 last time advised will not reschdl again
7/29/14 to 08/15/14 11-2
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town
1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
1.1 Living Room/Living Room Present
******Inspect 338 Willard instead**********
*****PRE-CALL 707-246-8107*****
1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********
1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:30 p.m no one at home. White unit.
1.1 Living Room/Living Room Present
PRE-call: 510-502-0523
7/22- one of the tenants wont be available, spoke with owner to re-schedule both units for 8/1 1-4pm
No show @ 2:25 p.m no one home. White apartments, one story.
1.1 Living Room/Living Room Present
7/22- per letter from owner 6/7. They made traveling plans for summer to visit Taiwan, returning after 8/19. Need to re-schedule. we have 8/21 available, notices will be mailed out.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
1.1 Living Room/Living Room Present
Pre-call: 510-599-7789 INSPECT 5922 BAYVIEW!!**
7/22- David, owner, going out of town for business meeting 7/29-8/15. Need to re-schedule, Next available date is 8/21 11-2pm.
5920 Bayview is under section 8, chose another unit = 5922 Bayview.
This is a section 8 unit. Owner was present but is leaving today for vacation and will fax over a copy of the section 8 contract. He stated the unit had been inspected three months ago.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector inside bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries, repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
No key for unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.
1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.
1.1 Living Room/Living Room Present
07/23/14 Owner reschdld from 08/13/14 to 08/28-14 1-4
1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14 - Owner of town - Meet him @ 2537 Maricopa first - 784 Amador nxt - M.L
1.1 Living Room/Living Room Present
07/23/14- Re-schedule from 08/13/14 to 08/21/14- Owner out of town -Meet him @ 2537 Maricopa first - 784 Amador nxt. M.L

1.1 Living Room/Living Room Present
30 min PRE-Call 510-326-7515
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call ½ hour before coming out 510-232-0482 Catherine leave a message if no one answers she will get it
1.1 Living Room/Living Room Present
Pre-call Javier at 510-368-2681

No show @ 11:25 a.m. no pre-call number given. I called the office and spoke with Alison. Yellow/ Orange buildings.
2.3 Kitchen/Electrical Hazards
Outlet not grounded needs to be corrected or changed to eihter a two prong or GFCI unit. (dining area).
7.4 Heating and Plumbing/Water Heater
Missing discharge pipe needs to be at least 6 inches from the ground.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom, total of (2) smoke detectors.
1.1 Living Room/Living Room Present
Owner needs more time.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom .
4.3 Other Rooms/Elecrtical Hazards
Outlet not grounded needs to be repaired or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Owner needs more time.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
pre-call 415-519-4887
1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402
1.1 Living Room/Living Room Present
5/27- owner not feeling well, need to re-schedule for 6/19 9-12.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom ; Repair/Replace Wall Electrical Outlet, must be grounded or changed to either a two prong or GFCI unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroo.
1.1 Living Room/Living Room Present
pre-call 15 min before 510-662-8579
1.1 Living Room/Living Room Present
Pre-Call 10 min before coming out 510-504-4447
2.1 Kitchen/Kitchen Area Present
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit. Located next to table and refridgerator.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside the unit, one for each bedroom/sleeping room.
4.3 Other Rooms/Elecrtical Hazards
Check each bedroom three prong outlets need to be corrected or change to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.10 General Health and Safety/Site and Neighborhood Conditions
The fence in the backyard is falling into the next door neigbors yard.
1.1 Living Room/Living Room Present
No Show @ 12:01 p.m.. I received a call from Alison at 11:57 a.m. and that was my last one 9-12 I had to meet with owners and go back and forth. However when the call was made I was only 2 minutes away. Once I arrived no one was there for the reinspection but a note saying they were there from 9-11:30 where was I. F.A
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

No show @ 12:45 p.m. no one at home. Green building on the corner.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
4.3 Other Rooms/Elecrtical Hazards
Globe cover for light fixture needs to be replaced, missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway and bedroom non-op repair or replace.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken light bulb inside fixture repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in each bedroom non-op repair or replace.
8.1 General Health and Safety/Access to Unit
Remove double keyed cyclinder lock from front door and replace with thumb turn style double bolt lock.
1.1 Living Room/Living Room Present
Pre-call 30 min 510-799-3830
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom smoke detector non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

1.1 Living Room/Living Room Present
7/30-spoke with owner, the tenant will be going out of town for a few weeks, re-schedule to 8/28 1-4pm

1.1 Living Room/Living Room Present
30min pre-call: 510-965-3979

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

1.1 Living Room/Living Room Present
Pre call 30min prior 415-258-0516
PLEASE INSPECT: 713 Phanor, Richmond.

Unit not inspected, owner stated it is a section 8 unit and he will fax over the contract to the office. It was recently inspected he told me.

This is the second inspection and the unit is a section 8 unit. Owner was suppose to supply the information last inspection. 2nd no entry.

2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed

1.8 Living Room/Floor Condition
repair / replace carpet throughout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb

1.1 Living Room/Living Room Present
30min pre-call: 510-812-5819

No show @ 12:15 p.m. grey building upstairs knocked no answer.

2.10 Kitchen/Stove or Range with Oven
remove foil, fire hazard

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
This is a section 8 unit. The tenant recently had an inspection from the Housing Authority in Richmond she stated and the unit passed. I notified her to have the owner fax a copy of the contract for proof.
7/24/14 no proof from owner received and no show by tenant

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord. 7/24/14 no show at 11am

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
07/30/14- Re-schedule time frame- from 1-4PM to 09/12PM - Tenant has a dog- Go upstairs to meet with Matt - Maintenance person. M.L

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

1.1 Living Room/Living Room Present
Pre call 15min prior 415-786-2634 Owner called to re-sch. Will not be in the area. Moved from 8/6 to 8/8/2014 9am-12pm

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (BOTH BEDROOMS).

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.10 Other Rooms/Smoke Detectors
Living room and Kitchen smoke detectors non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

2.3 Kitchen/Electrical Hazards
Dining room outlet not testing as design, needs to be grounded or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.3 Kitchen/Electrical Hazards
GFI not testing (stuck) repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

2.10 Kitchen/Stove or Range with Oven
Both front burners non-op repair or replace. Also replace all drip pans (damage).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:45 am. tenant was home but said the inspection was scheduled for July 8th, 2014, not the 9th. No entry. Brown building.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
Drip pans on stovetop are damage needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.3 Living Room/Electrical Hazards
Living room outlet is cracked/damage, also needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner on stove top non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Light cover for fan, also kitchen light fixture needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
Light cover for light fixture in bedrooms are missing, needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 10:45 am. Brown corner house upstairs, no answer.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector upstairs isnt testing properly needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
One of the floor boards on the deck needs replacing due to exposed nails and loose board, possible hazard if it breaks from the wait of someone standing on the deck. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
1. Right front bedroom smoke detector non-op repair or replace.

2. Add two more smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location next to vacuum/and toaster oven.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.
7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working at time of inspection, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

1.7 Living Room/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Also dining area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED LEFT OF SINK /AND STOVE).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(EACH BEDROOM) , Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435
1.1 Living Room/Living Room Present
PRE-CALL 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
Pre-call Dora 415-233-0588
2.10 Kitchen/Stove or Range with Oven
All burners on stovetop need replacing along with drip pans, possible fire hazard.
1.1 Living Room/Living Room Present
07/31/14- 30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, (One strap needed).
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.
1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).
4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.
1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Overhead fan non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
2.10 Kitchen/Stove or Range with Oven
Oven temperature not functioning properly. (Broiler/Oven) repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.
4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.
4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Burners on right side non-op repair or replace.

Replace missing knob for oven/broken.

1.1 Living Room/Living Room Present
08/13/14-30m Pre-Call to Kathy @ 510-206-0083 to meet with her at the unit. M.L
Property Manager said this unit is not rentable per city ordinances

Not a rental. 08/13/14 no address present.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check plug right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

2.10 Kitchen/Stove or Range with Oven
Large open hole for ventilation needs a cover air intrusion.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.1 Living Room/Living Room Present
Pre-call: 510-526-7574

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors inside unit, one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
******Actual address you are inspecting is 1203 Cutting Blvd *********
30 min PRE-Call 510-326-7515 No text or email that I know of concerning this change. I went to 48 Nicholl Ave no one present, @ 2:55 p.m.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
30 min Pre-call: 530-417-5944

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

7.4 Heating and Plumbing/Water Heater
Double strap water heater.

1.1 Living Room/Living Room Present
Pre-call: 510-735-5260

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

2.3 Kitchen/Electrical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit, located right center bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

8.1 General Health and Safety/Access to Unit
Security gate screen is torn needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not grounded, repair or change to either a two prong or GFCI unit. Each bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing needs to be replaced.

1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.

1.3 Living Room/Electrical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.

2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.

3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

4.10 Other Rooms/Smoke Detectors
There are no working smoke detectors inside the unit. Install/mount three smoke detectors (1) for each bedroom.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detectors non-op repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI, located next to window.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.

2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.

1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen needs to be repaired or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs, counter high or lower.

1.3 Living Room/Electrical Hazards
Located next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detectors lower.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of sink.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .

3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

2.7 Kitchen/Wall Condition
Gap between the cabinets over the stove that needs to be sealed.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left burner non-op (rear) repair or replace.

2. Tenant remove foil from stove top (fire hazard)

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace damaged drip pans on stove fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a stopper.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. Green building.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one home. Green building.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. upstairs.

2. Install a carbon monoxide detector upstairs.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled from 08/12/14 to 09/04/14. Tenant husband just passed away.Confirmed appt. M.L

1.1 Living Room/Living Room Present
08/08/14- Re-scheduled inspection from 08/12/14 to 09/04/12- Tenants husband passed away- Re-schedule for the 26th of August was a mistake- Confirmed appt. M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 310-537-6085. Owner called in on 8/8/14. Will be out of town. Moved from 8/13 to 9/5/2014 1pm-4pm

2.3 Kitchen/Electrical Hazards
Coverplate for plug outlet located next to the sink is missing. Needs to be replace possible fire hazard.

3.3 Bathroom/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete at entry needs to be repaired tripping hazard.

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Check both bedrooms: Outlets not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

2.10 Kitchen/Stove or Range with Oven
Three (3) burners on the stove non-op, repair or replace.

2.12 Kitchen/Sink
Dishwasher has a leak once turned on water exits from the door. Repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey unit no one home. Gate pad locked no access.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one down.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. gold building no one home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is separating from seams on stairs). Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm
4.4 Other Rooms/Security
Remove key locks from both bedrooms.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove burners need repair or replace. Non-op
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
One burner out on the stove repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L
2.10 Kitchen/Stove or Range with Oven
Stove non-op repair or replace.
1.1 Living Room/Living Room Present
08/11/14- Re-schedule from 08/14/14 to 09/04/14. Agent for the unit called- Repairs not done-Re-keyed units. M.L Pre-call 925-548-0316
2.10 Kitchen/Stove or Range with Oven
Two missing knobs for stove top repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
8/12- CANCEL inspection, all unit exempt from inspection for 2014.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.
1.1 Living Room/Living Room Present
Tenant home but not ready for an inspection. No entry, accompanied by maintenance.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit is in the process of renovation no tenants live in this unit at the present time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

1.1 Living Room/Living Room Present
No Show @ 2:15-2:25 p.m. No tenants home at all units. Brown building no owner or property manager present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing, replace.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil from stove top, fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. No one home brown corner house.
4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
2.10 Kitchen/Stove or Range with Oven
(TENANT) Remove foil on stove fire hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home.
1.1 Living Room/Living Room Present
No entry @ 11:12 a.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.1 Living Room/Living Room Present
08/14/14- Pre-Call 30m prior-owner- 510-701-2685 to meet with the owner at one property- other- 501- 42nd. M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in living room also dining area.
1.5 Living Room/Window Condition
Front living room window needs repair it is very loose and shakes a lot/rattles. Repair or replace.
2.3 Kitchen/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located right outlet where microwave is plugged in.
3.7 Bathroom/Wall Condition
Wall is discolored with odor needs to be cleaned and repainted, (Suggestion semi gloss paint with mold treatment not flat).
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located in main bedroom. Check kids room.

4.8 Other Rooms/Floor Condition
Bedroom carpet needs replacing torn at the seams throughout tripping hazard.

4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
No show @ 1:05 pm, A young person called from the window and said there dad was not home. No access to unit. Brown building.

3.3 Bathroom/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer brown building.

1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit. Located next to window.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove non-op, right front and rear burners.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op

1.1 Living Room/Living Room Present
2 HOUR PRE-CALL: 510-672-0282
6/16- owner not available need to re-schedule for 7/11 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Repair/Replace Wall Electrical Outlet. Three prong not grounded, change to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
The tenant stated the owner has not completed the fail item list. 7/14/14.

2nd re-inspection 8/14/14 tenant said owner never came to do any repairs.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer. Green house/corner.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

1.2 Living Room/Electricity
light fixture in entry way not working

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no answer Grey building, unit left side.

1.1 Living Room/Living Room Present
No show @ 12:35 a.m. no answer Peach color unit, gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.1 Living Room/Living Room Present
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call Barbara 510-232-1105
8/19- owner unable to make inspection date, re-schedule to 9/12 9-12pm

Unit is in the process of renovation no tenants live in this unit at the present time.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

RESCHDLD TO next day 08/21/14 to 08/22/14
7/23/14 no show at 10:15

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Closet doors are off and laying on the side of the wall. Possible hazard needs to be rehung or removed from the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items from hot water area, fire hazard.

4.8 Other Rooms/Floor Condition
Carpet is torn at the seams at bedroom entrance repair or replace.

2.12 Kitchen/Sink
1. Faucet is loose needs to be repaired or replaced.

2. Garbage disposal non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Light fixture in dining area is to low to the floor. It needs to be hung higher up.

2.10 Kitchen/Stove or Range with Oven
Large front burner non-op repair or replace.
2.12 Kitchen/Sink
Garbage disposal non-op repair or replace.
1.1 Living Room/Living Room Present
Pre-call: 510-233-3310
6/17-Owner wont be available unit after 7/15. Re-schedule to 7/18 9-12pm
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714

Owner was not able to make the re-inspections today due to a back injury which he had to be treated for and has to reschedule.
1.1 Living Room/Living Room Present
Pre-call: 510-525-7526
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
4.5 Other Rooms/Window Condition
New fail: Window in left front bedroom has a crack and is currently taped needs to be repaired.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. brown building no answer.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

08-21-14, Cannot locate unit address please contact owner for verification. FA.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
3.3 Bathroom/Electrical Hazards
Light fixture in bathroom is hanging electrical hazard, repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:25 pm Orange unit lock keyed gate in front no access. No one present to allow entry.

No show @ 1:40 p.m. gate locked. No one present.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.
1.1 Living Room/Living Room Present
No show @ 1:55 p.m. Cream color house lock gate no access no one present.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
4.4 Other Rooms/Security
Replace missing door knob in hallway next to stairs.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. yellow house no one home.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector is needs batteries. Repair or replace.
1.8 Living Room/Floor Condition
Carpet soiled in entry, it should be cleaned throughout the unit (pass with comment) .
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Remove foil from drip pans on stove top fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging in hallway, it needs to be secured.
1.1 Living Room/Living Room Present
Tenant was home but said he received no notice for an inspection. Refuse entry @ 2:05 p.m. Brown apts.

Same situation the tenant knows nothing about a inspection. Refuse entry. 08-22-14

1.4 Living Room/Security
install weatherstripping at front door

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each sleeping room and one in a common area on each level. The smoke detector must be placed according to package insturctions.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Each bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. Green units downstairs.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. yellow building no one home.

2nd No show @ 1:50 p.m. no answer.

1.3 Living Room/Electrical Hazards
Outlet not testing as design needs to be corrected or change to either a two prong or GFCI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlets not testing as design needs to be corrected or change to either a two prong or GFCI unit. (Right front bedroom).

1.1 Living Room/Living Room Present
Pre-call 510-326-9639

No show @ 11:45 grey house no one home.

1.3 Living Room/Electrical Hazards
Outlet not testing as design, needs to be repaired or changed to either a two prong or GFCI unit.

1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.

1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detectors not working repair or replace.

Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
8/26/14: PRE-CALL 510-685-1083

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each bedroom).

2. Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
Reschdld inspection from 09/04/14 to 09/24/14 having a hard time finding someone to repair stairs

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
Tenant wanted you to try to make this inspection your very first one adv no guarantee JLD

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom missing must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
4.7 Other Rooms/Wall Condition
Closet doors off track must replace.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in front room.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Carpet leading downstairs is buckling and needs to be secured tripping hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.
1.1 Living Room/Living Room Present
No show @ 2:45 p.m. brown unit no answer.
2.12 Kitchen/Sink
Kitchen sink has a leak.
1.8 Living Room/Floor Condition
repair / replace carpet throughout
2.10 Kitchen/Stove or Range with Oven
repair stove to work as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard security light needs bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Repair gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
PRE-Call 30 min b4 510-527-6180
No show @ 1:30 pm no one home, white house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
Pre-call: 510-375-4530

No show @ 2:00 pm. no answer yellow corner house.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/28/14 reschdld to all her other inspections held on 09/11/14
8/12/14- owner stated tenant on vac. Re-scheduled for 9/2/2014 1pm-4pm
1.1 Living Room/Living Room Present
Reschdld inspection from 09-02 to 09/05
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to window (check all outlets).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.
4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
1.1 Living Room/Living Room Present
PLEASE PRE-CALL CARLA 510-223-4603
2.3 Kitchen/Electrical Hazards
(Dining room), Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
NEW FAIL; Ext. = Porch Weak/Missing Handrail. Stairs handrail is very loose (Weak) the bottom stair has no support for stair rail. Needs to be repaired or replaced. Recommendation replaced it appears it has been repaired before but has broken again.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Left and right bedroom).

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
No show @ 10:05 am. Yellow gold unit upstairs no one at home.

2.10 Kitchen/Stove or Range with Oven
1. All burners non-op repair or replace.

2. Handle for oven is missing repair or replace.

3. Tenant clean vent screen for overhead fan free from grease.

1.1 Living Room/Living Room Present
PRE-CALL 510-375-8726
The tenant was home but said they had no notice.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

1.1 Living Room/Living Room Present
No show @ 11:10 am. no one at home. Brown house/gold gate.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stovetop present ones are damage.

2.12 Kitchen/Sink
Disposal not functioning. (Item or items in disposal).

4.10 Other Rooms/Smoke Detectors
Upstairs bedroom (1st), missing smoke detector needs replacing.

1.1 Living Room/Living Room Present
No show @ 12:00 pm White house/ brown van in the driveway.

1.1 Living Room/Living Room Present
MUST PRE-CALL CANNOT GET IN GATE WITHOUT CALLING Ella Davis 510-303-9336
NO SHOW @ 12:10 PM Owner was present when I arrived. The building color was Tan/ with a black double keyed locked allowing no access. No one to notify. Receive a text later in the afternoon but had already gone to the unit. No Entry.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366
PLEASE INSPECT 4821 CUTTING BLVD the other unit is under section 8

The tenant was at home however, she is a section 8 tenant and showed me her inspection form from Contra Costa Housing Authority about her upcoming inspection on July 17th 2014. I told her to have the owner to fax proof over to the office that it is under contract.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

1.1 Living Room/Living Room Present
Fail no work completed.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
NO show @ 10:30 am. no one at home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Yellow building unit located upstairs first door . The neighbor next door saw me knocking on the door but both cars were gone they said and there was no answer. I received a text moments before saying they had to go to work, however I came right away. I was only around the corner doing a re-inspection with an owner on 19th St., the time slot is 9-12 pm.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Kids room).

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit, none present at time of inspection.

7.4 Heating and Plumbing/Water Heater
Unable to inspect hot water heater due to items blocking the unit. I will need to check at time of next re-inspection.

2.7 Kitchen/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure for cold water is low needs repair.

3.7 Bathroom/Wall Condition
Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.

4.7 Other Rooms/Wall Condition
(Each bedroom) Wall discoloration due to smoke damage throughout the unit. Entire unit needs repainting.,

1.1 Living Room/Living Room Present
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (EACH BEDROOM).

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.4 Kitchen/Security
door leading to back yard has large hole
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
2.2 Kitchen/Electricty
light fixture over sink does not work
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
510-847-5233
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm

07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
Pre-call: 510-418-2214/ 415-215-5590- please access through the front entrance. CALL BOTH NUMBERS**

No show @ 10:45 a.m. no answer. Green house/corner.
2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner non-op repair or replace.

Stove not operating as design, repair or replace.
1.1 Living Room/Living Room Present
9/2- owner needs more time to make repairs. Re-schedule to 9/24 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/14- Change date from 09/11/14 to 09/12/14 -Owner called in -tenant has to work on the 11th. M.L Pre call 15min prior 707-333-3402

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Each Bedroom non-op).

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet plate.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819

I called the owner and he said he did not receive any notice and has to reschedule.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Repair rear right burner not working cannot use a match or lighter to lite.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Covers for light fixture need replacing.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector counter high or lower.

5.3 Secondary Rooms/Electrical Hazards
Damaged outlet presents an electrical hazard. Not testing correctly in laundry. Hot/N/Reverse

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329
The unit address on the building is 946 Carlson Blvd. not ***

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
PRE-CALL 510-235-6329

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.
1.1 Living Room/Living Room Present
30 min pre-call: 510-235-8889
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one inside each bedroom.
1.1 Living Room/Living Room Present
No Show no notice. The manager I spoke with said he had no notice for any inspections. All the rest of the property are no shows due to no notice given.

09-03-14 No entry property manager said he had no notice.
1.1 Living Room/Living Room Present
Pre call 30min 510-253-4435

Fail owner has not started any work on repairs. 09-03-14 9:40 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.
1.1 Living Room/Living Room Present
3rd time to unit, the tenant has no been notified by the owner/property manager. 1:51 p.m.

No show 9:15 a.m. no one home no one present for inspection.
1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.
1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Location right side of entry wall).

2. A missing and/or cracked coverplate presents an electrical hazard. (Location underneath front window).
2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.
4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.
1.1 Living Room/Living Room Present
30m Pre-Call requested by the Property Mngr
415-455-1111 ext 19 to meet her at the unit. M.L

Called property management before going no reply left message I would be on time at 1:00 p.m. once I arrived I called again and was told the contact person had an emergency and needed to reschedule. Brown units @ 1:10 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
Pre call 30min. 510-333-6715
4.4 Other Rooms/Security
Door frame is damaged needs repair or replace (broken).
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (Carpet is tearing at the seams at the entrance of each bedroom/also lower stairs are worn).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairs handrail needs repair/secure.
1.1 Living Room/Living Room Present
No Entry/no show @ 12:00 p.m. Yellow house.
1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.
2.10 Kitchen/Stove or Range with Oven
Right front and left front burner non-op.
2.4 Kitchen/Security
Door knob in kitchen for closet door is missing repair or replace.
3.3 Bathroom/Electrical Hazards
GFCI cracked needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Outlet not testing correctly needs to be grounded, or , two prong outlet or GFCI unit.
4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.
1.1 Living Room/Living Room Present
Pre-call: 510-453-4445
7/18-Owners son is only available Mon and Tues, need to re-scheduled for 8/5 11-2pm
4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by washer/dryer.
1.3 Living Room/Electrical Hazards
Entry globe light cover for fixture is missing needs to be replaced.
2.3 Kitchen/Electrical Hazards
Replace bulbs for two center light fixtures non-op.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse/also dining room ceiling.
4.10 Other Rooms/Smoke Detectors
Front bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
2.8 Kitchen/Floor Condition
Repair broken corner stair trip hazard.
1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

3rd no show @ 11:00 white and green house no answer. 09/04/14.
4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Next to stove) .
3.4 Bathroom/Security
Remove key lock from bathroom door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front security gate lock and front door bottom lock needs to be secured its very loose. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
PRE-call 510-222-8745
07/22/14 reschdld fro 07/31 to 08/06/14 9-12

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Replace all missing globe covers for all light fixtures.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one strap, needs to be double strapped..

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
This unit is currently vacant. The owner came in from out of town for the inspection. Everything pass except there was no power, PG@E had been turn off. Owner wasnt aware it needed to be on for the inspection. It was previously a section 8 inspected unit.

Owner stated she is currently looking for a tenant and will have the PG@E on for the next inspection but because she lives so far away, she would like to have a later date if possible.

1.1 Living Room/Living Room Present
8/12- owner going out of town for two weeks, re-scheduled for 9/5 1-4pm.

1.1 Living Room/Living Room Present
8/13- landlord will not be available, need to re-schedule for 9/5 1-4pm

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

4.3 Other Rooms/Elecrtical Hazards
Location next to bird cage: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/08/14-Re-schedule inspection from 09/12 to 09/26/14 -Owner moved- did not receive repair list. M.L
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call 30 min b4
510-872-2217 No show @ 2:45 p.m. brown unit no answer.

2.12 Kitchen/Sink
Kitchen sink has a leak.

1.1 Living Room/Living Room Present
09/09/14- Owner requested a Pre-call -30m prior to meet at one of the units -415-516-3926 - Other unit - 2115. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper on stove fire hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call 510-882-1582
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
Pre-call 510-206-0083 Kathy

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Screen door is off hanging needs to be repaired or removed.

1.1 Living Room/Living Room Present
08/06/14- Pre-Call 510-688-6729 or 510-223-1393 30m prior to the inspection- M.L 7/28-PLEASE INSPECT 568 38TH ST. 572 38th St is under Section 8.

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice infestation around the top of the hot water heater and bottom.

1.1 Living Room/Living Room Present
8/5- owner unable to get the 12th off, re-schedule for 8/8 Friday 9-12pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Replace all 4 drip pans on stove, possible fire hazard

3.1 Bathroom/Bathroom Present
Unable to inspect the bathroom due to someone taking a shower at time of the inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.7 General Health and Safety/Other Interior Hazards
Fail: Missing glass piece has to be custom cut due to fireplace cover is the original. Maintenance is taking care of the order.

1.1 Living Room/Living Room Present
No show owner had to reschedule.

1.1 Living Room/Living Room Present
08/04/14- Pre-call 30m prior -James -510-334-2915 to meet with him @ this unit- other units -687 7th st & 512 S 16th St. M.L

1.1 Living Room/Living Room Present
Owner has notified the City this is not rented and waiting for a response. Currently clearing a citation

1.1 Living Room/Living Room Present
Owner told me he has notified the City of Richmond, that this unit is being used for storage only. No tenant lives at this premise and there is no power inside unit currently turned on. The owner will contact the office and let them know the situation.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.
2.10 Kitchen/Stove or Range with Oven
Two left burners on stove not working. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.7 Bathroom/Wall Condition
Bathroom wall has some damage and discoloration. Needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.l
8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
Left front burner center element missing repair or replace.
1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Hallway & Bedroom smoke detector is missing needs to be replaced and working.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Pre-call: 510-526-7574
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I contacted the phone number given but no response. I went to the unit and no one was present for the re-inspection. Brown building.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace. Also tenant states that when oven is turned on the all power in the unit goes off. Please check.

2. Owner replace all drip pans fire hazard.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.
1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
2.3 Kitchen/Electrical Hazards
Globe for kitchen light fixture is missing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call 30 min b4 510-932-7896
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ 11:50 a.m. Tan unit no one home.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
9/12- owner would like a soon inspection date, says hell have few completed by today. Re-sched for 9/24 11-2pm.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet tackstrip needed,in front room.

Carpet also needs to be cleaned, pass with comment.

4.10 Other Rooms/Smoke Detectors
Add a smoke detector to each bedroom, total of 2 detectors needed.

1.1 Living Room/Living Room Present
The tenant notified me today that this is a section 8 unit @ 10:05 a.m..

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Fail: Tenant stated owner has not started any work yet @ 10:40 a.m.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one present for re-inspection.

7.4 Heating and Plumbing/Water Heater
Hot water heater is sitting on the floor should have a drip pan or be elevated from the floor.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 707-333-3402

1.1 Living Room/Living Room Present
Pre call 30min 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob bent/damage needs to be replaced.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-593-7177 9/4 owner out of town. Re-schedule for 9/12 1pm-4pm

2.10 Kitchen/Stove or Range with Oven
1. Oven temperature not heating properly repair or replace.

2. Right front & left burner not working repair or replace.

3. Replace all damage drip pans fire hazard.

4.10 Other Rooms/Smoke Detectors
(All three bedrooms) : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Center right bedroom: Plug outlet underneath window is cover plate is cracked, also outlet/outlets are loose once plug is in. Needs to be replaced (2). one is behind the bed.

1.1 Living Room/Living Room Present
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Two burners left side non-op repair or replace.

Tenant clean screen vent for stove fan free from grease.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-812-5819
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
**** INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Also dining room).

1.8 Living Room/Floor Condition
Carpet is soiled badly and needs to be either cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Both burners on left side not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is cracked and needs to be replaced. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Install two 10 yr. smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
(Each bedroom): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.

1.1 Living Room/Living Room Present
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216

No show @ 10:30 a.m. I left the owners house and the tenant was notified that I would be coming but no one answered the door when I rang the doorbell and knocked. White and green house.

1.3 Living Room/Electrical Hazards
Outlet underneath the front window, doesnt work. Repair or cover outlet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs after it fills with water. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit has a fire extinguisher however it has no inspection tags from the fire department, but it is on green which means it still should work.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater needs to be lifted off the floor/needs a drip pan.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.

1.1 Living Room/Living Room Present
09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm

1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. O.wner smoke detectors are missing in both bedrooms must replace

1.1 Living Room/Living Room Present
08/13/14- 30m Pre-Call requested by Mehdi -510-913-2002. M.L

4.10 Other Rooms/Smoke Detectors
1. Install one smoke detector upstairs and one downstairs.

2. Install a carbon monoxide detector upstairs.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.1 Living Room/Living Room Present
Pre-call 510-207-0826

I called the owner 1st in thing in the morning, and she stated she and her husband had not received a notice for a re-inspection and will contact the office concerning this scheduled appointment. Reschedule, FA 0/21/14.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly repair or replace in rear bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location rear bedroom right wall.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Water heater needs one more strap. Needs to be double strapped.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

1.1 Living Room/Living Room Present
The color of the building is light cream, both units are in the front, the one on the right did not receive any noitice. The one on the left no answer,12:55 pm.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector to high to the ceiling.

1.1 Living Room/Living Room Present
7/23/14 no show at 1:25pm

No show 1:30 p.m.

09/17/14, No show @ 12:05 p.m. no answer. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 1:40 pm The tenant was at home but said they received no notice for an inspection from the landlord.
7/24/14 no show at 11am

Tenant was home but said they had no notice. Refuse entry. 08-21-14 @ 12:20 p.m.

No show @ 11:30 a.m. no answer Gold unit. 09/17/14.

1.1 Living Room/Living Room Present
Pre-call: 510-232-5593

No show @ 12:45 p.m. no one at home. Green building on the corner.

No show @ 2:30 p.m. no answer. Green building.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Orange unit no one home.

No show @ 2:15 p.m.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector hanging needs to be secure.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no answer, Green unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Bedroom door hinge broken

4.3 Other Rooms/Elecrtical Hazards
GFCI outlet will not test

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.3 Bathroom/Electrical Hazards
install missing light bulbs

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
remove flammable items from around water heater and HVAC unit

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

2.10 Kitchen/Stove or Range with Oven
Right rear burner not secure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.
2.10 Kitchen/Stove or Range with Oven
Could not test stove due to excessive debris
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - flue and flue hood must be aligned.
Remove flammables from around water heater
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
1.8 Living Room/Floor Condition
Repair carpet at sliding door
4.4 Other Rooms/Security
Repair door lock
4.8 Other Rooms/Floor Condition
Repair carpet at entrance
3.13 Bathroom/Ventilation
remove mildew around vent fan
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.4 Other Rooms/Security
missing door knob
8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out
7.4 Heating and Plumbing/Water Heater
excessive corrosion on water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet not working
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - no air gap.
Pressure relief drain pipe must be extended to 6" of ground.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - crushed.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling
8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard by sliding door
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
7.4 Heating and Plumbing/Water Heater
discharge line must run flat or downward, cannot be flex line
The water heater has an improper flue for venting gasses - not aligned.
7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Bulb and globe on vanity missing
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Discharge pipe must run flat or downward
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
1.8 Living Room/Floor Condition
Carpet rolling up at front door
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch
3.3 Bathroom/Electrical Hazards
GFCI outlet will not test
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood and misaligned.
Wtr. Htr. = Missing Pilot Light Cover.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
No access to unit
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement - discolored.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
3.1 Bathroom/Bathroom Present
Master bath remove mildew from toilet and tub
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection

8.7 General Health and Safety/Other Interior Hazards
main breaker panel missing knockout
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
Remove flammable items from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses misaligned.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - hood misaligned and pipe needs rerouting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system
3.6 Bathroom/Ceiling Condition
remove mildew
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove flammable items from around HVAC system
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No Key for unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2. Tenant remove all items away from and out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
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Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No entry no key for unit.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (Missing one strap.
1.1 Living Room/Living Room Present
No entry no key.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
NO entry no one home owner has dogs.
2.10 Kitchen/Stove or Range with Oven
Replace all4 damage drip pans on stove top.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater

2. Remove all items from hot water heater closer. Fire hazard. The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove burners it is a fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Tenant: Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove top.
1.1 Living Room/Living Room Present
No show tenant not home no key for entry.
1.1 Living Room/Living Room Present
No show no key
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Missing co.2 detector.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove top fire hazard.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

Missing one strap for hot water heater.

4.10 Other Rooms/Smoke Detectors
Unit missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Realign vent pipe to be positive pitch
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to be flat or downward pitch.
Discharge line must be made of c-pvc, copper, or galvanized
Reroute flue pipe
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
8.1 General Health and Safety/Access to Unit
No access to unit due to dog loose in unit. Please restrain dog at time of next inspection
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
09/22/14- Pre-Call requested by Owner- 510-326-7515- 30m prior. M.L Owner called about having inspection fees waived per Jennifer we would waive one time fee
09/16/14 Owner called again and said she missed the inspection but she did not know she was schdld on 09/12/14 per prev comment owner never asked me to reschedl the inspection for 09/12/14 I adv her that I would of resch if she would of request a new date, no new date asked for JLD
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to flat or downward pitch
8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double flue hood.
Discharge line not of proper material - cpvc, copper or galvanized
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
7.4 Heating and Plumbing/Water Heater
Discharge line cannot be made of flex-line
8.1 General Health and Safety/Access to Unit
no access to unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.

8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.

8.1 General Health and Safety/Access to Unit
No show no key

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home tan and grey unit.

1.4 Living Room/Security
install weatherstripping at front door

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets are leaning and look like they will collapse due to leak in bathroom upstairs

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
Back door is damaged and doesnt close securely. Dead bolt lock does not work

2.7 Kitchen/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Wall is torn out due to water damage and has a bad odor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not working

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Large hole next to bathtub. Floor is very soft.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in each bedroom not working repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. (Going upward).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Light indicator for stove to let you know when it is on and turned off is not working. Light stays on, repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater fire hazard.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
No key

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

Tenant remove items out of hot water heater closet fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
1.1 Living Room/Living Room Present
Pre-call: 510-685-2332
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture hanging needs repair.
1.1 Living Room/Living Room Present
FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps
1.1 Living Room/Living Room Present
Correct address: 1077 32nd ave
9/2- owner just returned from out of town. Re-schedule inspection for 9/24 11-2pm
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Lower carbon monoxide detector counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show 11:05 a.m. gate was pad locked, no one present for re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is leaning towards the property from next door. Repair or replace.

2. Cover crawl space gap present.

1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

1.3 Living Room/Electrical Hazards
Living room outlet located right of door entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
Jenna- 510-715-0528
9/12-Jenna (PM) does not have keys to unit, need to re-schedule. Confirmed with Frank that he didnt go to unit already and okay to re-sched for 9/25/14 9-12pm, Notices will be mailed.
Reschdld inspection per owner from 09/03/14 to 09/12/14 sent e-mail to Frank for follow up with fail items

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located at the entrance.

2.10 Kitchen/Stove or Range with Oven
Overhead fan missing screen vent. Replace.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

2.10 Kitchen/Stove or Range with Oven
Stove is missing right front knob needs replacing.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

1.1 Living Room/Living Room Present
I spoke with the owner today and she has contacted the City Office to let them know there is no such address and that she is being charged and treated unfairly after she has made several attempts to resolve this matter. There is no such address 5705 Madison Ave. The addresses are apt #5655 front door, #5701 & 5703 there are only three units in this building one down and two upstairs. The post office has also said there is no such address. FA 09/25/2014.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan on stove is missing screen cover needs to be replaced.

2. Left rear and front burner not working repair or replace.

1.1 Living Room/Living Room Present
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Hallway carper is torn in hallway repair or replace.

4.4 Other Rooms/Security
Bedroom # 2 left: Unable to inspect due to door being key locked. Tenant remove double cylinder lock from bedroom door saftey hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door has deteriorated wood around the frame located at the bottom. It needs to be repaired/replace.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home. Brown building.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Tan unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
NO show @ 11:15 a.m. no one home.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in tenants bedroom non-op repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint and some dryrot wood on exterior building, leading to tenants unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
09/29/14- Owner requested a 1hr Pre-call to meet with the inspector at the unit - 415-341-2348. M.L
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level in a central location AND one smoke detector per sleeping room. (Hall and left bedroom missing smoke detectors, right bedroom does not work)
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.
1.1 Living Room/Living Room Present
30 min pre-call: 510-928-8558 and 510-524-1534
1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774
1.1 Living Room/Living Room Present
9/30- owner needs more time for repairs. Re-schedule about two weeks out to 10/28 11-2pm
2.10 Kitchen/Stove or Range with Oven
Drip pans on stove need replaciing. Fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
1. Add a smoke detector inside bedroom.

2. Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Tenant was home but said she had no notice. No entry.

1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at either unit.

1.1 Living Room/Living Room Present
No one home @ 10:20 a.m.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
Carpet throughout the unit is torn and needs repairing or replacing tripping hazard.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one home. Tan unit green trim.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one home grey unit .

2.10 Kitchen/Stove or Range with Oven
Stove fan and burners need repair or replace. Clean screen vent for overhead fan.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove not working repair or replace.

2. Overhead fan needs to be replaced missing fan.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

2.10 Kitchen/Stove or Range with Oven
1. Overhead stove fan not working repair or replace.

2. Replace all drip pans on stove fire hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule.
Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.

1.1 Living Room/Living Room Present
10/01/14 owner had to reschedule inspection she is going out of town reschld 10/15/14 to 10/17/14
No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
Unit pass contacted the owner, I arrived at 11:20 a.m.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

1.1 Living Room/Living Room Present
10/01/14- Changed inspection from 11-2PM to 1-4PM.
Pre-Call Mr.Faiz - 510-798-9551. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in bedroom and hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

1.1 Living Room/Living Room Present
No address 872 S 56th St. Check with owner FA.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.

2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. bedroom and hallway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI./ Dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.(Right of sink check outlet).

2. Outlet next to kitchen nook table/ Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. A missing and/or cracked coverplate presents an electrical hazard.

2.7 Kitchen/Wall Condition
1. Wall damage needs repair located next to sink area.

2. Cabinet doors need repair, falling off/hinges broken.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Laundry Room: Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the tenant is exposed to the danger of structural collapse. (
Location front entrance above the ceiling also wall is bulging in front of the window crack is getting worst.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window broken and missing with ply board covering it needs to be repaired. 2nd Fail. 10/02/14

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns
Reschdld inspections on this client 08/15/14 to 09/03/14

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show tenant not home and has dog/dogs. No entry.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.2 Living Room/Electricity
light fixture in entry way not working

1.4 Living Room/Security
Front door weatherstripping / threshold need replacing

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - 2nd floor

5.4 Secondary Rooms/Other Potential Hazardous Features
install carbon monoxide detector on first floor and relocate the 2nd floor detector lower

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one home. Brown apt building.

NO SHOW @ 9:35 AM Iron gate in front was locked. No one present for inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one home. Tan building.

No show @ 1:10 p.m. unit upstairs no answer.

3rd No show @ 11:57 a.m. no answer.

4th NO SHOW @ 10:05 AM.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

No show @ 1:20 p.m. yellow house no answer.

No show 09/17/14 @ 11:18 a.m. no one home.

I called the owner (pre call) and left a message about time of arrival which would be 11:00 sharp. No return phone call from the owner. I called a count of 4 times with no response. 10/03/14 FA.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

No show @ 1:15 green house no answer.

No show @ 11:10 a.m. no one home.

NO SHOW @ 11:15 AM No one home owner not present left 2 messages and called 4 times with no response from the owner.

1.1 Living Room/Living Room Present
10/06/14- Owner called to request a 30m Pre-Call to meet with the inspector @ the unit-510-334-7862- the other property is @ 232 Duboce. M.L
9/12- owner not available, need to re-schedule for 10/7 9-12pm

1.1 Living Room/Living Room Present
Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

4.10 Other Rooms/Smoke Detectors
Unit neds a smoke detector in the unit.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.

1.1 Living Room/Living Room Present
No show @ 10:50 a.m. no one home green units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace missing globe for light fixture.

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

1.1 Living Room/Living Room Present
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 510-915-8620

PRE-CALL 15 min prior 510-234-4936
No show @ 9:05 a.m. No one home brown corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Smoke detector needed outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet, fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)

1.1 Living Room/Living Room Present
10/09/14- Re-scheduled inspection from 10/14/14 to 10/29/14 -Owner is going out of town-will not be bck until after the 28th. M.L

1.1 Living Room/Living Room Present
10/09/14- Owner requested Pre-call Mngr- 925-727-7549 or Jonathan - 510-378-9267- Use Code # 1949 @ the front gate to gain access to all units. M.L
09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. Tan house.

8.1 General Health and Safety/Access to Unit
Door knob for hot water heater not present needs to be replaced.
1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No entry @ 1:05 p.m. tenant was home but said they had no notice.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector battery low needs to be replaced.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
3.3 Bathroom/Electrical Hazards
GFI not testing (stuck) repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Carbon monoxide detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner check all three prong outlets for correct testing. I was unable to check due to items blocking the outlets. I will need to verify upon next re-inspection date.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in living room missing needs to be replaced.

2. Carbon monoxide detector is missing inside unit needs to be replaced.
1.1 Living Room/Living Room Present
No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.
2.11 Kitchen/Refrigerator
Refridgerator is over freezeing and needs to be either repaired or replaced, also missing frezzer door because of to much ice. It should be replaced (recommendation).
3.12 Bathroom/Tub or Shower
Tub/Shower needs a new shower head present one leaks.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located behind the sofa.
2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.
2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 9:25 am no one home brown unit.
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home brown unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).

4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.
1.1 Living Room/Living Room Present
*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 There is no address/unit #20.

Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.
1.1 Living Room/Living Room Present
The unit is vacant and is not occuppied but did pass. It is use for storgage. No number address 5705 Madison Ave.
1.1 Living Room/Living Room Present
No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
30 min pre-call 510-882-1482 or 510-882-1582
10/1-owner cant take time off work, re-scheduled from 10/2 to 10/15. Advised that was the last re-schedule. Reschdld inspection for 09/10/14 and schdld for 10/02/14 9-12
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
8.1 General Health and Safety/Access to Unit
Remove front gate double cylinder key lock, or contact fire department for a knox box to leave the fire department for emergency key for entry in case of an emergency.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
No show no one at home @ 9:50 a.m.

4.10 Other Rooms/Smoke Detectors
(HALLWAY), Replace missing smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. Large right front burner is missing needs to be replaced.

2. Replace all drip pans for stove burners, fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
10/16/14 10:19amPre-call 510-875-4396 make sure to enter Gate code 7512
1.1 Living Room/Living Room Present
PRE-call 510-368-8840
10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
1.1 Living Room/Living Room Present
PRE-call 510-368-8840

10/16/14- 30m Pre-call requested by owner -George- 510-368-8840- To meet at one of the units -27 16th St & 1320 Gaynor- M.L
4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.
4.10 Other Rooms/Smoke Detectors
Rear & Center Bedroom: Install two smoke detectors one for each bedroom.
1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Living Room/Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.
1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
4.10 Other Rooms/Smoke Detectors
1. Install a CO 2 detector downstairs.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.
4.7 Other Rooms/Wall Condition
Hallway wall is damage needs repairing.
2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.4 Living Room/Security
Patio door is missing door handle needs replacing.

2. Remove double cylinder key lock from patio door and replace with thumb turn style lock.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
(3) Bedrooms/hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No key
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
1.1 Living Room/Living Room Present
No key
1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
Recd a call from a gentlmn for Sharlene Bradshaw @9:00am 09/17/14 unable to relay message that PM needed a pre-call in time called 707-567-5229 left v/m
No show @ 11:15 a.m. brown building no answer.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
10/17/14 No entry

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 10:00 am. no one home. Orange/red building.
7/24/14 no show at 2pm

08-21-14 Owner had an injury, and was unable to make re-inspection.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show 10:10 am.

09/16/14 owner wanted to reschedule at 3:22pm already 3 no shows adv no reschdl
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stovetop possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
Owner has not put in new carpet fail.

9/25- PM called in spoke with Melissa said they still need to put down carpet and needs more time. Moved from 10/3 to 10/17 9am-12pm

No Entry/no show @ 12:00 p.m. Yellow house.

1.8 Living Room/Floor Condition
Carpet is torn throughout the unit which poses a trip hazard. Repair or replace, all rooms/hallway.

09/04/14 Fail: Carpet has not been repaired or replaced.

4.8 Other Rooms/Floor Condition
Carpet torn in bedrooms which poses a tripping hazard. Repair or replace.

09/04/14 Fail: Carpet has not been repaired or replaced.

1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.

1.1 Living Room/Living Room Present
No show 12:00 pm no one home.

No Show @ 1:10 p.m. no one present and no answer. Grey building.

09/25/2014, No show @ 1:45 p.m. Grey building.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.

1.1 Living Room/Living Room Present
******Inspect 336 Willard instead**********
*****PRE-CALL 707-246-8107**********

No show @ 10:55 a.m. no answer.

NO SHOW @ 9:10 AM no one home address #336.

2.10 Kitchen/Stove or Range with Oven
Right front knob for stove is not turning repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

7.4 Heating and Plumbing/Water Heater
Discharge line needs to run flat or downward

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Discharge line must run in a flat or downward line

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around HVAC system

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris occuring inside the unit must be removed.

3.13 Bathroom/Ventilation
remove mildew around vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
main breaker panel knockout 1/2 out

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of hot water heater area fire hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

3.7 Bathroom/Wall Condition
remove mildew at base of tub and ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
Remove flammable items from around water heater

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
GFCI outlet will not test

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - misaligned.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater
Vent pipe must have positive pitch

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Tenant remove items away from hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet, fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L
9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

9/12- owner wont be available due to work meetings, need to re-sched for 10/7 9-12pm

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Discharge Pipe. Must be 6 to 12 inches from the floor or going outward.

1.1 Living Room/Living Room Present
10/22/14- Re-schedule from 11/05/14 to 11/13/14- Per owner -repairs not done. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove flammable items from around water heater and HVAC system

3.6 Bathroom/Ceiling Condition
Mildew has been removed however, the bathroom needs repainting completely.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses - double hood.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

1.1 Living Room/Living Room Present
No Key for unit.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
management did not have key to unit

1.1 Living Room/Living Room Present
No show tenant has dogs no entry.

7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.

8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs at time of next inspection.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

1.1 Living Room/Living Room Present
No entry no key for unit.

1.1 Living Room/Living Room Present
No entry no key.

7.4 Heating and Plumbing/Water Heater
1. Tenant remove all items away from and out of hot water heater closet. Fire hazard.

The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
2nd Fail 10/22/14. FA

Tenant remove all items away from and out of hot water heater closet. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from water heater closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Reroute discharge line to go flat or downward
8.7 General Health and Safety/Other Interior Hazards
Remove flammables in HVAC closet
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.7 General Health and Safety/Other Interior Hazards
Remove flammables from water heater closet
8.5 General Health and Safety/Refuse and Disposal
remove flammable materials from around water heater
2.10 Kitchen/Stove or Range with Oven
Replace all damage drip pans on stove.
8.1 General Health and Safety/Access to Unit
no access to unit
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Vent cover for microwave is missing needs to be replaced.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Lock is hanging.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.

The water heater has an improper flue for venting gasses.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
8.1 General Health and Safety/Access to Unit
No show tenant not home no key for entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items from hot water heater closer. Fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.
8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T
1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (hallway).

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
7.4 Heating and Plumbing/Water Heater
New fail Tenant needs to remove all items out of hot water heater area at all times. Fire hazard.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. No flex allowed for discharge pipe, copper/galvanized steel/or c p v c material only.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (disconnected).
1.1 Living Room/Living Room Present
No key.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
7.6 Heating and Plumbing/Plumbing
Tenant is stating that water is coming from underneath the dryer after she uses the washer and has reported the matter to the office but no response. Please check out concerns.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
1.1 Living Room/Living Room Present
No key
7.4 Heating and Plumbing/Water Heater
New fail: Owner tenant has to remove items out of hot water heater closet fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
Owner needed to move the date to the 11/23/14 was unable to move out only until 11/13/14 adv to call and we wld reschdl when new schedule came out

1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

Over head fan light cover needs replacing.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.
2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
2.2 Kitchen/Electricty
light fixture over sink does not work
2.4 Kitchen/Security
door leading to back yard has large hole
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.
7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT
8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock
8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

7.4 Heating and Plumbing/Water Heater
Tenant has foil paper wrapped around entire water heater next to stove along with foil paper on the burners. Fire hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
2nd floor 1st unit upstairs LEGAL ADDRESS 5527 APT 2 PRE-CALL 415-748-0105**
No show @ 10:55 a.m no answer, Grey building. Office texted me and I was at the unit at this time.

1.5 Living Room/Window Condition
Window screens are missing from large living room windows needs replacing.

1.8 Living Room/Floor Condition
Carpet throughout unit needs to be cleaned or replaced tenant states more than 5 years old.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Medicine cabinet is damage and needs to be replaced.

4.7 Other Rooms/Wall Condition
Glass closet door in bedroom has a large crack that needs repair. Also closet doors in both bedrooms are off track. Repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:10 a.m. tenant was home but said he had no notice from landlord.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

2.10 Kitchen/Stove or Range with Oven
1. Stove dirty and greasy needs to be throughly cleaned also replace all drip pans fire hazard.

2. Screen for fan is greasy needs to be cleaned or replaced.

1.1 Living Room/Living Room Present
Pre-call: 510-685-2332

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

1.1 Living Room/Living Room Present
Outlet damaged needs to be repaired also missing cover plate for outlet, repair or replace.

FAIL: 09-05-14, Owner was not aware of all the repairs needed. All outlets need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Installl two smoke detectors one for each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Unable to locate outlets due to items and dresser/bed blocking them. If three prong check for ground. Repair or replace if not testing correctly.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in right bedroom.

2. Cracked light switch needs replacing.

7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant needs a new toilet seat existing one is broken.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in 2nd bedroom.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Right bedroom door is off the hinge needs rehanging.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Tub is worn and badly stain and should be redone or replace but is functional (pass with comment).

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet needs replacing throughout the unit worn.

1.1 Living Room/Living Room Present
10/29/14- Re-schedule inspection from 10/31 to 11/13/14.
Owner remodeling bathroom. M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am. no one at home.

1.1 Living Room/Living Room Present
no show @ 9:30am

No show @ 9:10 a.m. No one home. Cement color building unit located upstairs left side.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in front bedroom is missing tenant found it but it needs a battery. 2nd fail.

2. Unit is needs or is missing a carbon monoxide detector.

1.1 Living Room/Living Room Present
3rd attempt tenant not at home and the manager had no key for the front deadbolt for the security gate entry lock.

No Entry manager has no key tenant not at home.

No show @ 1:25 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-245-0108
10/20- owner would like an afternoon inspection, re-sched from 10/30 to 10/29 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
Pre-call 30 min 510-917-2901

1.1 Living Room/Living Room Present
10/30/14- Pre-Call 30m prior -510-236-8366. M.L
No show @ 9:25 am no one home brown unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Replace/clean overhead fan screen and replace missing light cover.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to sink.

1.1 Living Room/Living Room Present
30 min pre-call: 510-245-2939 or 510-418-2774

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove damaged fire hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet located along with light switch: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PLEASE MAIL RE-INSPECTIONS TO ADDRESS # 298 W.CHANSLOR AVE. Managers # 510-232-8908 John Morales. He said he spoke with Joanna and gave her the correct address to mail the letters to but he did not receive a notice for the re-inspections today.

Dogs no entry.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove fire hazard.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.1 Living Room/Living Room Present
NO show @ 11:00 am. manager had no idea that he had any re-inspections today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Pipe from stove to wall has a gap which must be sealed.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2nd Fail: Discharge pipe must be copper/C P V C material/ or galvanized steel only allowed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Exterminate for roaches.

1.1 Living Room/Living Room Present
Owner has made no attemp to do any repairs or follow up. The tenants are very unhappy.

1.1 Living Room/Living Room Present
No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
No show @ 9:30 am. Brown building/pad locked.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Replace missing globe cover for kitchen light fixture.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom 2.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

3.5 Bathroom/Window Condition
Replace broken window in bathroom cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.8 Other Rooms/Floor Condition
Carpet is torn in hallway and needs to be repaired or replaced. (Carpet is worn throughout unit and should be replaced pass with comment) .

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Unable to check tank due to it being locked need to check at next inspection.

1.1 Living Room/Living Room Present
30min pre-call: 510-776-4266
No show @ 9:10 am no one home brown unit.

1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for vermin/ants all around the patio door.

1.1 Living Room/Living Room Present
10/24- owner cannot keep inspection on 10/30- need to re-schedule for Monday 11/3/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by flat screen TV.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. White unit.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.
1.1 Living Room/Living Room Present
NO SHOW @ 11:30 AM NO ANSWER.

*****09/23/14-PLEASE INSPECT 512 S 16th ST #6, Richmond, CA**********
Per Jennifer this unit is vacant and the owner is in the process of applying for permits showing vacant for 5 years..

This is on the inspection drivesheet for 10/15/14.

09/15/14-Owner requested Pre-Call -510-334-2915- Needs inspection to occur early morning. M.L

No show @ 9:10 a.m. grey unit no one home pad lock on gate.
1.1 Living Room/Living Room Present
10/15/14 No show @ 10:20 am. orange unit dogs barking inside. No answer. FA

10/15/14-OWner called in and asked to be reminded the date of inspection I adv it was for today and he was angry said that his address is wrong in the system and he did not get notification, I adv that we verbally notified him over the phone when it was reschdld and he was not happy adv to update address he needed to send a fax and he would not do that JLD
9/25- Owner called in needs to re-sch. Window was suppose to come in today. Should be in by next week. Re-scheduled for 10/15 9am-12pm 9/16/14- spoke with PM, he is still waiting on window shipment. Advised him to call back by 9/24 if windows are not repaired.
No show @ 12:35 p.m. no answer orange building unit located upstairs.

3.7 Bathroom/Wall Condition
Shower wall has excessive peeling paint/cracking. Repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Hallway smoke detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (ALL ROOMS).
4.5 Other Rooms/Window Condition
1.Left bedroom window is broken. Needs replacing.

2. Also window seal has discoloration clean and repaint.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair = Hall stair weak.

2. Broken step needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove mattress in front and backyard.

2. Garage ceiling has a large hole that needs repair.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.
1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
NO SHOW @ 1:10 PM NO ONE ANSWERED THE DOOR.

No show @ 12:00 pm. the screen door was opened and I knocked and called out for someone but no answer. Corner yellow building unit located upstairs.

No show @ 10:30 a.m. no one home. Tan unit.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.

3.8 Bathroom/Floor Condition
Tile is loose and some are cracked and need to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
4.10 Other Rooms/Smoke Detectors
11-05-14/ FA: Living room/or hallway is missing exterior smoke detector. Owner must not be receiving the notice for the re-inspection. The tenant was not aware of todays re-inspection. FA.

FAIL: Owner has not installed a smoke detector outside the bedrooms. 09-05-14.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
11/04/14 no show @ 10:30 am. no answer.

No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
****INSPECTION PRE-CALL 510-812-5819****OWNER NEEDS FRANK TO GO AT 11AM Sharp***
Per owner date would not work and needed to reschdl he re-shcdl the appointment with Jeff

I called the owner and he said he did not receive any notice and has to reschedule.
1.1 Living Room/Living Room Present
No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
2.10 Kitchen/Stove or Range with Oven
Repair front left burner.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
PRE-Call 510-364-1518 **THE CORRECT ADDRESS IS 927 15 ST RICHMOND***** DO NOT RESCHEDULE
9/12-re-scheduled request letter received from owner. Re-schedule inspection from 10/1 to 10/17. THIS APPOINTMT OWNER HAS RESCHDL 3times
7/14-Owner wont be available due to work scheduled, need sometime in August, Re-sched from 7/15 to 8/5 11-2pm.
Reschdld inspection to 07/15/14 8-12
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.8 Bathroom/Floor Condition
Bathroom door entry tack strip not secure repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there is ceiling damage in the ceiling in the garage possible leak from upstairs. Needs repairing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Carpet leading downstairs in garage area needs to be removed and or replaced. Tripping hazard (torn).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor leading to backyard in garage has a large gap needs to be weather stripped.
1.1 Living Room/Living Room Present
pre call owner at (415) 640-2855

11/05/14 no show @ 10:30 am. no answer.
No show @ 10:50 a.m. no one home green units.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit. FAIL 10/07/14.
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/10/14- Changed inspection from 11/13 to 12/01 - Owner will be out of town until the end of November. M.L
1.1 Living Room/Living Room Present
11/11/14- Bartels called & requested a 30m Prior Pre-Call to 510-236-8366. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.

1.6 Living Room/Ceiling Condition
Living Room: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.10 Kitchen/Stove or Range with Oven
(3) stove burners on stove damage repair or replace.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.

4.4 Other Rooms/Security
1st Bedroom door knob is loose tighten screws.

2.10 Kitchen/Stove or Range with Oven
3 burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI unit in kitchen not working no power.

1.1 Living Room/Living Room Present
Pre-call Richard 970-901-2688

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1.Install two smoke detectors one for each bedroom.

2. Hallway smoke detector missing replace.

3. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front door screen damage cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
No show no one at home @ 11:40 a.m. no one home.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.

2.7 Kitchen/Wall Condition
Peeling paint next to stove needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as design repair or replace with two prong or GFCI unit.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front gate door knob damage, needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install two CO 2 detectors inside the unit one up and one downstairs.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

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Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Not complete.

2.10 Kitchen/Stove or Range with Oven
(2) burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
(1) burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two CO 2 detectors inside the unit one up and one downstairs.

2. (3) Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
Unit has been vacant for more than 5 years.

1.1 Living Room/Living Room Present

Unit has been vacant for more than 5 years.

Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

4.10 Other Rooms/Smoke Detectors
Install a CO 2 detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being blocked behind door of stove. I will need to verify next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair door lock

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around water heater

1.1 Living Room/Living Room Present
No entry tenant refused inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.7 General Health and Safety/Other Interior Hazards
Dryer not venting properly

3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
8.1 General Health and Safety/Access to Unit
No access to unit
1.1 Living Room/Living Room Present
No Key for unit.
8.1 General Health and Safety/Access to Unit
management did not have key to unit
1.1 Living Room/Living Room Present
No show tenant has dogs no entry.
7.4 Heating and Plumbing/Water Heater
Remove all items out of hot water heater closet at all times. Fire hazard.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Located next to the patio door.
8.1 General Health and Safety/Access to Unit
no access to unit
2.12 Kitchen/Sink
Kitchen sink has a major leak.
8.1 General Health and Safety/Access to Unit
NO entry no one home owner has dogs.
1.1 Living Room/Living Room Present
The tenant was at home but would not respond nor open the door. Locked from the inside, no entry.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.
1.1 Living Room/Living Room Present
No key.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
1.1 Living Room/Living Room Present
No show tenant has dogs. No entry.
8.1 General Health and Safety/Access to Unit
No access to unit due to dogs loose in unit. Please restrain dogs for next inspection
1.1 Living Room/Living Room Present
No show @ 9:00 am no one present.

10/28- Pre-call 510-376-3109
1.1 Living Room/Living Room Present
No show @ 9:10 am no one home.
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe incorrect, must be copper or galvanized steel or c p v c material no flex material.

1.1 Living Room/Living Room Present
11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.
1.1 Living Room/Living Room Present
No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/4- Pre call 15min 510-207-1796 Owner works moved from 11/13 to 11/18 11am-2pm. Owner has Tues off.
8/6-owner not available, only Monday or Tuesday. Re-sched for 9/2 1-4pm

Tenant was home but stated he did not receive any notice. No entry @ 1:05 p.m.

09/24/14 no one home @ 9:15 Brown unit.
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. gate locked for entry to units no one present. Brown building.

NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No show @ 11:05 am no one at home.

No show @ 10:15 a.m. no one at either unit.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.

1.1 Living Room/Living Room Present
11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).

1.1 Living Room/Living Room Present
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.

1.1 Living Room/Living Room Present
11/24/14-Pre-Call 30m prior -707-685-0848 Re-schedule insp from 12/02 to 12/15 - Owner needs time to do repairs. M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
cancel per SLundy, owner has permits out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
FAIL: No work completed FA 11/04/14.

Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

1.1 Living Room/Living Room Present
12/01/14 No show @ 9:45 pm

NO ENTRY no one present for inspection. Tenant moved.

FAIL: Tenant is moving out today she stated, and no work has been completed.

2.10 Kitchen/Stove or Range with Oven
No ventilation from kitchen, must have either an openable window or vent fan flowing to outside

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.2 Kitchen/Electricty
light fixture over sink does not work

2.4 Kitchen/Security
door leading to back yard has large hole

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking from bottom and is loose to floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
Sink is leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and one per sleeping room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must be equipped with a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
Earthquake straps needed on top and bottom.

7.5 Heating and Plumbing/Water Supply
The present water supply does not provide the tenant with adequate, clean water. NO COLD WATER TO UNIT

8.1 General Health and Safety/Access to Unit
Front gate has double keyed lock and pad lock

8.7 General Health and Safety/Other Interior Hazards
All outlets throughout unit are either cracked or have large holes and gaps

1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.

2.12 Kitchen/Sink
Kitchen sink needs to be chalked mold present.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is not working at time of re-inspection owner is not complying to inspection report.

Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.

2.12 Kitchen/Sink
1. Kitchen sink drain has a major leak.

2. Faucet damaged/leakage.

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.

3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector is missing needs to be replaced and operating.

7.4 Heating and Plumbing/Water Heater
(Hot water heater needs one strap). Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door frame is damage and needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:50 pm no answer.

No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

1.1 Living Room/Living Room Present
No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
No show @ 11:30 am green units.

1.1 Living Room/Living Room Present
No notice 11:45 am.

1.1 Living Room/Living Room Present
Tenant does not speak English no entry.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm tenant does not speak English.

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.

1.1 Living Room/Living Room Present
No show @ 1:30 pm brown unit.

1.1 Living Room/Living Room Present
No show @ 2:20 pm brown house.

1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.

4.8 Other Rooms/Floor Condition
Carpet in both bedrooms needs to be either cleaned or replaced or removed. Children have allergies and are being affected by allergens in carpet.

2.10 Kitchen/Stove or Range with Oven
1. Knob on for left rear burner missing needs to be replaced.

2. Replace all drip pans on stove, fire hazard.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

1.1 Living Room/Living Room Present
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No show @ 9:50 am.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.

2.12 Kitchen/Sink
Faucet damaged/leakage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway).

4.3 Other Rooms/Elecrtical Hazards
Each bedroom three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not functioning needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 1:35 no one home.

No show @ 1:05 p.m. no one home. Tan unit green trim.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Repair damage door that leads to hot water heater.
1.1 Living Room/Living Room Present
No show @ 1:10 pm. no answer.

No show @ 1:25 p.m. no one home grey unit .
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 11:05 a.m. no one home no one present for the inspection. Green building unit located upstairs.
3.7 Bathroom/Wall Condition
Replace or remove shower glass door cutting hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
FAIL: 11-04 14 with management no items removed.

Remove all items out of hot water heater closet, fire hazard.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show dogs inside unit 11-04-14 tenant not at home no entry 11:50 am. with management.
1.1 Living Room/Living Room Present
NO SHOW @ 1:00 pm property management stated they did not receive a notice for a re-inspection.

No show @ 11:45 am with management no one at home.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard. 2nd Fail 10/08/2014. FA.
1.1 Living Room/Living Room Present
Owner is not responding to letters. The tenant says it is under ATM Realty CO. 510-222-6023, they need to receive the documents for the inspection. FA. 11/04/14.
1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L 11/18/14 No notice for a inspection tenant stated 9:30 a.m.

Tenant had no notice arrived @ 9:20 am. yellow building.

1.1 Living Room/Living Room Present
12/03/14- Owner requested 1HR Pre-Call -510-685-2287. M.L -No show @ 9:55 a.m.

No show @ 9:10 am no one at home. Brown units front gate was locked. NO entry.

1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES

1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.

2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

1.1 Living Room/Living Room Present
12/12- owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.
2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.
2.3 Kitchen/Electrical Hazards
Located next to microwave and toaster.
2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.
2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.
3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.
4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.
8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.
1.1 Living Room/Living Room Present
12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.
1.1 Living Room/Living Room Present
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No work completed. 12/15/14

No show no one at home @ 11:40 a.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Front burner missing; replace all drip pans on stove fire hazard.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
No show @ 11:30 am. no one at home.

Tenant was home but said she had no notice. No entry.
4.10 Other Rooms/Smoke Detectors
Hallway or living room area: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Each bedroom are missing strike plates for door needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present

New stove being delivered on Monday.

Please pre-call early morning: 510-237-7008

11/13-Spoke with Martin (510-236-9718) he call to inform us that 20 out of 25 units are ready for inspection. I advised him its too late to re-schedule the 5 since inspection is for tomorrow. He said that is fine as long as it will be re-inspected.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector missing needs replacing.

2. Install a CO 2 detector inside the unit.
1.1 Living Room/Living Room Present
Not complete.
4.10 Other Rooms/Smoke Detectors
All smoke detectors inside unit are missing batteries: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:20 am no one home.

No show @ 10:30 am. no one home.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.
1.1 Living Room/Living Room Present
No notice tenant speaks no English @ 10:55 am

Tenant does not speak English no entry.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
1.1 Living Room/Living Room Present
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.
1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.7 Bathroom/Wall Condition
Remove mildew at base of tub and ceiling
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink
4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
1.1 Living Room/Living Room Present
Property management said they did not receive any notice for re-inspections.
7.4 Heating and Plumbing/Water Heater
1. Tenant remove items away from hot water heater closet, fire hazard.
8.1 General Health and Safety/Access to Unit
maintenance did not have key to unit - no inspection could be completed
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove and damage ring holders if damage. Fire hazard.

Tenant clean screen fan vent for proper ventilation.
1.1 Living Room/Living Room Present
Third no show @ 1:50 pm. no answer.

11/18/2014 No show @ 10:30 a.m. brown building unit upstairs on the left facing the street.

No show @ 10:00 am. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:35 pm. no answer.

Tenant stated no work has ever been done 11:50 a.m.

No show @ 11:20 am no one at home.
2.12 Kitchen/Sink
Dishwasher needs repair not working properly repair or replace or remove.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.5 Other Rooms/Window Condition
Window is separating away from frame needs repair also repair damage and replace missing window screens.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean up debris and broken glass from driveway area and complex. Hazard for tenants cars and safety.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector/smoke detector downstairs.

Also install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
no show at 12:40 pm

No show @ 1:10 p.m. no one present 11/18/14.

NO SHOW @ 2:40 PM NO ANSWER.

No show @ 10:40 am no one home. Brown unit upstairs gate locked downstairs.
1.1 Living Room/Living Room Present
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.
1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.
2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working needs to be repaired or replaced.

2. Replace all drip pans on stove fire hazard. Also clean or replace fan screen.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
12/22/14- Changed the inspection from 01/05/15 to 01/12/15 per owners request- M.L

1.1 Living Room/Living Room Present
No show @ 11:40 am no answer.

12/22/14- Owner called & requested that the inspector knock on Unit #B to get access to unit # D. M.L
No show at 1:55 pm no answer.

No show @ 1:30 pm brown unit.
1.1 Living Room/Living Room Present
12/30/14- Owner requested -Pre-Call 30m prior- 650-333-4409 to meet with the inspector at the unit. M.L
Tenant home but speak no English no entry @ 9:55 am

No show @ 11:10 am Grey house.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm
2.10 Kitchen/Stove or Range with Oven
Fail 12/01/14.

Rear left burner not working repair or replace.
3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
walls are discolored

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

8.7 General Health and Safety/Other Interior Hazards
Tenant has small children and the carpet needs to be either clean thoroughly or removed. Owner is refusing to comply to inspection report 12/01/14.

Carpet throughout is severely stained and has strong / bad odors coming from it.

Interior painting unfinished throughout.

3.7 Bathroom/Wall Condition
Repair large hole in bathroom located next to the toilet.

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Floor is very soft underneath linoleum possible dry rot.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present. Behind the wall once wet does dark discoloration comes and drips from behind.

7.4 Heating and Plumbing/Water Heater
Clear items away from hot water heater area, fire hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

1.1 Living Room/Living Room Present
11/25/14- Owner requested Pre-Call 30m prior- 925-202-1189 M.L -11/10- Owner is unable to complete repairs on time, need about three more weeks due to his health conditions. Re-sched to 12/1 1-4pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Fence in backyard has fallen down and the tenant did a temporary fix by being nice enough to board and nail up what he was able to do after property management not responding in a timely manner. Both sides need repair.

8.3 General Health and Safety/Evidence of Infestation
Tenant is stating that ants are entering through the shower cracks and walls. Needs to be treated. Health hazard, tenant has small children.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
No entry @ 3:20 pm tenant stated they received no notice.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
No work completed tenant was home @ 9:15 am

12/12- owner not available on 12/15, need to re-schedule for 1/5/15 9-12pm
12/2- owner called in last week to re-schedule, not available on 12/2 re-schedule to 12/15 9-12pm
10/21- owner will not be available on 10/31, need to re-sched for 11/5 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

1.1 Living Room/Living Room Present
No notice no entry @ 3:20 pm

Tenant at home but did not receive any notice @ 9:10 am

No notice 11:45 am.

2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.

4.4 Other Rooms/Security
Remove bedroom lock from door.

1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.

4.10 Other Rooms/Smoke Detectors
Replace all smoke detectors in both bedrooms also hallway.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater is not working. Must provide heat source repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.

8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.

1.1 Living Room/Living Room Present
No show at 2:30 pm no answer.

No show @ 2:20 pm brown house.

2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.

1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
two burners on stove unable to check due to tenant just cleaning stove.

8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.

4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.

4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.

1.1 Living Room/Living Room Present
01/08/2015- Pre-Call 30m prior-510-305-2407 requested by owner. M.L
No show @ 1:05 pm no answer.

11/21- Owner needs more time. Hes working with the tenant who is very difficult. Owner is working on the fail items but has to work around the tenant. Owner needs a month. I advised owner we only have 12/16 available between 1pm-4pm. Advised him Ill re-schedule for 12/16 but call me 2-3 days prior. We should have more dates open. Then we can move out to a later date if hes not done with repairs. Owner said no problem.

1.8 Living Room/Floor Condition
Carpet is completely worn throughout unit and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Burner on stove not working repair or replace.

2.12 Kitchen/Sink
Dishwasher not functioning properly and needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter is cracked underneath located next to the dishwasher that needs to be repaired or replaced. Cut hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Floor is completely damaged and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. (Large chips in basin).
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents on stove free from grease. Fire hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing reverse Hot).
4.10 Other Rooms/Smoke Detectors
Each bedroom: Install a smoke detector.

Also install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m.
4.7 Other Rooms/Wall Condition
Closet door in hallway off track needs to be rehung correctly.
1.1 Living Room/Living Room Present
I called the owner at 10:51 am no answer called later to let him know I was on my way still no answer. I left a message. Once I arrived at the unit given on the drive sheet, I was told this is a own property. The owner called after 3:15 pm to let me know it was the wrong address.

CORRECT ADDRESS: 442 1/2 5th St unit is in the back
1 Hour pre-call: 925-285-7526

No notice given to tenant arrived at 10:10 am. yellow house. Tenant did not speak english.
1.1 Living Room/Living Room Present
No show @ 1:20 pm

No show @ 9:50 am.
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant is stating that the thermostat isnt working properly please check repair or replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to it being locked. Needs to be available on next re-inspection.
1.1 Living Room/Living Room Present
No Show @ 11:15 am no one home. 01/12/15.

No show @ 2:10 pm no answer.

No show @ 11:05 am no one at home. White unit.

No show @ 10:00 am no one at home. White unit.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
1/2/15- owner is still waiting on parts to arrive on Monday, need to re-schedule for 1/12/15 11-2pm

3.5 Bathroom/Window Condition
12/01/14 window has a gap and needs repair. Also windows are stuck and need to be opened.

Replace broken window in bathroom cutting hazard.
3.7 Bathroom/Wall Condition
Walls and ceiling are discolored and needs cleaning and repainting.
1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves
6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working
1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced
3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub
4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (ceiling has collapsed)
1.7 Living Room/Wall Condition
Walls in living room have extensive mold / mildew
4.7 Other Rooms/Wall Condition
Walls in living room have extensive mold / mildew
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency, hanging from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.
2.12 Kitchen/Sink
kitchen sink does not work
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has no heat source
1.1 Living Room/Living Room Present
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No Show 01-05-2015, no answer @ 1:10 pm

1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
Tenant had no notice @ 2:20 pm. tenant was leaving for work and said she wasnt notified.

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.

1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.

1.8 Living Room/Floor Condition
carpets throughout unit need cleaning

2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture

4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard

1.1 Living Room/Living Room Present
Called owner no response. Tenant was home but spoke no English no entry @ 11:50 am.

12/12- Call owner if u need to 707-685-0848 but tenant will be there. owner called needs more time for fail items. He needed about 2 weeks but the next available date is 1/5. Moved from 12/15 to 1/5 11am-2pm.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Underneath sink.

2.6 Kitchen/Ceiling Condition
Repair hole in ceiling. Inside the cabiner located above the sink area.

2.7 Kitchen/Wall Condition
Peeling paint in the dish cupboard and food area storage space needs to be re-painted properly.

3.7 Bathroom/Wall Condition
Replace towel rack bar in bathroom in garage/backdoor area.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.10 Other Rooms/Smoke Detectors
1.Install a carbon monoxide detector inside the unit.

2. Install a smoke detector in converted bedroom in garage area.

4.3 Other Rooms/Elecrtical Hazards
Check all three bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater located in bedroom.

8.2 General Health and Safety/Exits
Repair large hole/gap where dryer vents extends outside.

1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.

1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.

1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is missing cover and not working. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

4.7 Other Rooms/Wall Condition
Right bedroom wall has large holes as well as water damage. Wall has a defect which allows significant drafts to enter the unit.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame is deteriorating, needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

1.1 Living Room/Living Room Present
01/27/15- Re-schedule insp from 02/09 to 02/02 per owner -Please pre-call: 510-672-0718 30m prior. Secure bldg. M.L
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.

1.1 Living Room/Living Room Present
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
pre-call: 415-793-0652 or 510-236-8366

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
01/29/15-Pre-Call 45m prior-Anna-415-299-2117. Changed inspection from 02/16 to 03/02- Owner out of town-M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/09 to 03/02- Owner called to re-sched- tenant having surgery. M.L

1.8 Living Room/Floor Condition
Carpeting through is torn and must be repaired / replaced

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

1.1 Living Room/Living Room Present
02/02/15- Changed inspection from 02/9 to 03/02 per owners request...needs extra time for repairs. M.L

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

3.3 Bathroom/Electrical Hazards
Repair or replace GFI in bathroom, not testing as design.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair large cracks and water damage, including signs of mildew and possible mold

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is torn / pulled apart and is in very bad condition

3.8 Bathroom/Floor Condition
Center bathroom - The floor condition poses a danger to the tenant of tripping or falling. Flooring in very bad condition and subflooring is soft around tub and toilet

3.6 Bathroom/Ceiling Condition
Rear bathroom - Ceiling has a defect which exposes the tenant to a structural hazard. Large hole above the toilet allowing debris to fall in and water damage.

3.7 Bathroom/Wall Condition
Walls in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit

1.1 Living Room/Living Room Present
02/06/15-Pre-call 30m prior-510-406-0717 requested by the Leasing Office. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check All.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater locked.

4.10 Other Rooms/Smoke Detectors
Install or replace smoke detector in left bedroom.

Unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot/n/reverse in left bedroom.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:30, owner was present but did not have key to enter unit. Tenant wasnt home.
2.10 Kitchen/Stove or Range with Oven
Left burner not working on stove.
4.4 Other Rooms/Security
Remove bedroom lock from door.
1.1 Living Room/Living Room Present
Tenant at home but did not receive any notice @ 10:11 am

No show @ 11:30 am green units.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls are discolored and needs to be cleaned and repainted.
4.4 Other Rooms/Security
Remove deadbolt locks from all doors. Safety issue.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
left bedroom light fixture damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to washer.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Entry light is broken and needs to be replace at entry door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Rear bathroom toilet needs repair keeps running.
3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint needs repainting.

Tile in shower is not secure presently taped to the wall of the shower. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace cover outlet plate in little boys bedroom behind the night stand.
8.2 General Health and Safety/Exits
Back door knob is loose and needs to be repaired safety issue.
2.6 Kitchen/Ceiling Condition
Ceiling located above stove needs repair peeling paint.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Bedroom closets show signs of mold and mildew present tenants clothes are being damaged. Needs immediate attention.
1.1 Living Room/Living Room Present
No notice tenant does not understand English @ 12:20 pm

No entry @ 3:10 pm tenant does not speak English.
7.2 Heating and Plumbing/Safety of Heating Equipment
Owner is not providing heat source for the unit. Wall heater does not work. 2nd fail 02-09-15. FA

Heater is not working. Must provide heat source repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Left burner on stove needs not working repair or replace.

2. Tenant: clean stove greasy and dirty also screen vents and hood.

3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet doors damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Each bedroom needs a smoke detector.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
Left bedroom wall slightly discolored needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall damage needs to be repaired also mildew and discoloration.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. orange units no one home.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the inspection from 02/16 to 03/02. Tenant will not be home. M.L

1.1 Living Room/Living Room Present
02/11/15- Pre-Call 30m prior-510-233-7816- Changed the insp from 02/16 to 03/02. Tenant not at home on the 16th.
M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
02/13/15- Pre-Call 30m prior-510-367-9897 to meet with the owner at one of the properties- Ohio St as well. M.L

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

1.3 Living Room/Electrical Hazards
light fixture cover missing

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Center and left bedrooms need a smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.

2.10 Kitchen/Stove or Range with Oven
right burner not working.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.

8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.

6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.

4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Outlets in kitchen and dining room not testing correctly. repair or replace, and laundry room.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

4.10 Other Rooms/Smoke Detectors
1. hallway, Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. install a carbon monoxide detector inside unit.

2.10 Kitchen/Stove or Range with Oven
Burner or burners on stove not working.

1.1 Living Room/Living Room Present
no show @ 12:25 pm

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
install two smoke detectors one for each bedroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

2.10 Kitchen/Stove or Range with Oven
2nd fail must repair or replace
.
All burners on stove require a match to lite. All burners must light without a match. Fire hazard repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low, for hot water.

2.3 Kitchen/Electrical Hazards
Globe cover for light fixture in kitchen is missing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry of kitchen.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-510-367-7725- Changed the insp from 03/09 to 03/16 per owners request. M.L

1.1 Living Room/Living Room Present
02/20/15-Pre-Call 30m prior-Frank-510-367-7725-Changed the insp from 03/09 to 03/16 per owners request.M.L

1.1 Living Room/Living Room Present
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (bedroom).

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Light bulb in living room needs replacing.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.3 Living Room/Electrical Hazards
Entry light in living area needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Bedroom light needs replacing.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
02/26/15- Pre-Call 30m prior-510-703-0912-Resch insp from 03/02 to 03/09 per owners request-Tenant out of town. M.L
02/10-Pre-Call 30m prior-510-703-0912- Changed inspection from 02/16 to 03/02 per owners request-Tenant out of town. M.L

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

4.4 Other Rooms/Security
Remove bedroom lock from door. Unable to check due to door being locked.

2.12 Kitchen/Sink
Broken tile around sink area needs replacing cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Tenant needs to remove and or clean bedroom and create a clear path that leads in and out safely. Window and entry cannot be blocked. (Block Egress).

3.8 Bathroom/Floor Condition
Repair water damaged floor next to tub and along the side of the tub

4.7 Other Rooms/Wall Condition
Repair water damage to walls due to water coming in through window and behind wall

6.1 Building Exterior/Condition of Foundation
Exterior crawl space opening is missing a door allowing vermin to enter

6.3 Building Exterior/Condition of Roof and Gutters
replace missing boards on eaves

6.4 Building Exterior/Condition of Exterior Surfaces
Porch light and kitchen overhead light appear to come on with same switch.

security light fixture in front of building is not working

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
Owner not prepared for inspection on today. 01/26/15 F.A.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
1.1 Living Room/Living Room Present
03/02/15, No show @ 10:30 no answer.

No show @ 10:05 a.m. . No one home.

No show @ 1:30 pm no one home.
1.4 Living Room/Security
Threshold tack strip at entry has high edges causing tenant to trip.
1.8 Living Room/Floor Condition
carpets throughout unit need cleaning
2.2 Kitchen/Electricty
Overhead light is not working as designed
Replace globe covers for light fixture
4.4 Other Rooms/Security
Bedroom window is blocked by boxes and clutter - fire egress hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
tenant states balcony may collapse. Inspector could not find any hazards, but owner should speak with tenant further.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door has a large gap where concrete separates from door entry - tripping hazard
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

1.8 Living Room/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. The floor is warped. Beneath the flooring, there is moisture coming in causing mildew and suspected mold to cover all flooring and furniture.
3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Owner MUST provide a heat source.
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
Poor air quality and ventilation throughout unit
1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.1 Living Room/Living Room Present
03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.1 Living Room/Living Room Present
Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
1.1 Living Room/Living Room Present
3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.
1.3 Living Room/Electrical Hazards
light fixture cover missing
1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped
2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16/15-Tenant has a Court date sch for 03/09. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous. Located right side of sink area.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.

3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.

4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.

3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 am

no show @ 12:25 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call owner 510-334-3244

1.7 Living Room/Wall Condition
Wall has a defect which allows significant drafts to enter the unit. Repair large cracks around the fireplace allowing air into unit

3.6 Bathroom/Ceiling Condition
Center Bathroom - ceiling is discolored and covered in mildew / possible mold and has a very bad odor.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. flooring in very bad condition

4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings

4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damage toilet seat.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/11/15-Pre-Call 30m prior-916-549-9500- Changed insp from 03/16 to 04/06-Extended time for repairs.M.L
2.10 Kitchen/Stove or Range with Oven
Left rear and right front burners not working.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink plumbing has a major leak.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to hot water heater.
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
1.1 Living Room/Living Room Present
03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
3.12 Bathroom/Tub or Shower
Owner re-chalk the bathtub, discolored and cracked.
1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is damage and is hanging from the ceiling repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
6.1 Building Exterior/Condition of Foundation
dry rot on garage door need repair.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut vegetation in front and backyard.
8.4 General Health and Safety/Garbage and Debris
Remove old mattresses in backyard and any other debris.
4.10 Other Rooms/Smoke Detectors
Unit needs a carbon monoxide detector.
6.4 Building Exterior/Condition of Exterior Surfaces
peeling paint on front steps needs repainting.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. hallway, also install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
301 Nevin Ave. Apt A. is located on 3rd St. around the corner. The address 301 Nevin Ave is on Nevin, around the corner from 3rd. St.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. no one at home. Tenant left a note stating she was home between the hours of 11:30 am and 1:30 pm. and would be returning at 4:00 pm. today and to come back then.

After contacting the office for further instruction, I left a note for both tenants on there door to reschedule there appointment .

1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.

1.1 Living Room/Living Room Present
No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.

2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

2.3 Kitchen/Electrical Hazards
Light bulb in kitchen needs replacing.

3.3 Bathroom/Electrical Hazards
Light bulb in bathroom needs replacing.

4.10 Other Rooms/Smoke Detectors
New fail: smoke detectors not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace missing light bulb for oven.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

No show no answer. Maintenance supervisor present at all inspections.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am

2.6 Kitchen/Ceiling Condition
1.Ceiling in dining room damage/cracks right above the light fixture. Needs to be repaired.

2. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located next to the refrigerator.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.

4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it

8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.7 Other Rooms/Wall Condition
closet doors off track and need repair

2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor

3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling

2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.7 Other Rooms/Wall Condition
hall closet doors off track

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair

3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling

3.8 Bathroom/Floor Condition
repair soft flooring around tub area

5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
1.1 Living Room/Living Room Present
03/31/15- Pre-Call 30m prior-415-990-4332 - Property Mngr request . M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
No show owner was not prepared for inspection on today. 01/26/15 F.A.

Please pre-call first thing in the morning- 510-334-2318.

No show @ 3:10 pm no access gate lock to enter.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Replace smoke detector or cover exposed hole in hallway where smoke detector goes.
1.1 Living Room/Living Room Present
04/03/15- Pre-Call 30m prior- 510-717-2515- Request by Susan. M.L
1.3 Living Room/Electrical Hazards
Living room light fixture not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a leak.
4.10 Other Rooms/Smoke Detectors
Living room smoke detector is missing. Must either replace or cover expose hole.
4.4 Other Rooms/Security
Bedroom door frame and boarders are damaged from previous rain and should be repaired or replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not functioning properly and is loose from the wall, repair or replace.
1.1 Living Room/Living Room Present
Pre--call: 510-701-2685
4/6 Please DO NOT GO TO 2348. GO TO 2350 INSTEAD. Owner stated tenant for 2348 changed the locks and are having issues with that tenant.

No show, the owner was present but the tenant was not home and had changed the locks. No entry 9:30 a.m.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
1.1 Living Room/Living Room Present
1/27-Pre-call: 510-778-0343
No show @ 11:00 AM front gate was locked no one present for the inspection. No entry.

No show @ 2:55 pm Gate was locked no one present.
7.4 Heating and Plumbing/Water Heater
Fail: Owner decided to purchase a new water heater. He stated he had repaired the leak however something else occurred so he is purchasing one today. He would like to be rescheduled for next week if possible.

Wtr. Htr. = Leakage Present.

1.1 Living Room/Living Room Present
No repairs completed at time of re-inspection date 04-06-15.

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

Top not secured.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
2/3- spoke with property manager, they need about one week for repairs. re-schedule from 2/9 to 2/16 9-12pm
1/5/15-owner called stating she did not receive the notices for todays inspections. Advised it was sent on 12/5/14
No show @ 12:50 pm no answer.
No show @ 2:45 pm. Tan and green house no black car in driveway front window was open but no one responded when I knocked on the door.

4.10 Other Rooms/Smoke Detectors
Cover expose wire for old smoke detector in hallway.

8.4 General Health and Safety/Garbage and Debris
Remove debris from garage.

1.1 Living Room/Living Room Present
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:50 am. no one at home.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in each bedroom. (3) total.

1.1 Living Room/Living Room Present
04/07/15-Call 510-703-0912 if problems arise. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
(All three bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/08/15-Pre-Call 30m prior-415-747-6880-Property manager stated the unit has no power and needs to be rescheduled. Confirmed appt. M.L

Property manager stated the unit has no power and needs to be rescheduled.

Unit is vacant and has no power. Smoke detectors and carbon monoxide detector works. Water and sink and toilet works.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.3 Living Room/Electrical Hazards
No power inside, unit is vacant.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

5.2 Secondary Rooms/Security
Side door for entry to garage is not being used and is boarded. Broken glass from window on door needs to be removed and door covered if not being used. Tenant only uses garage for storage and enters in from the garage door only. The side door has not been used for years.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed the insp from 05/04 to 04/13-unit is vacant-Confirmed apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings

2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing

3.5 Bathroom/Window Condition
center - window is off track, repair or replace

4.5 Other Rooms/Window Condition
repair air gaps in window

8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)

8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated

8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing

1.1 Living Room/Living Room Present
The unit is now vacant. The previous tenant has been evicted. The unit has been remolded/and repainted.

04/09/15-Pre-Call 30m prior-510-912-8319 or 916-706-6125-Changed insp from 05/04 to 04/13-Unit is vacant. Confirmed the apt with owner. M.L
No show @ 11:10 am tenant not home. Grey/Burgundy building, iron gate in front.

3/6/15 Spoke with Mr. Gaskin re-scheduled inspection for 4/6/2015 11am-2pm. Notices will be mailed out with new date and time.

1.3 Living Room/Electrical Hazards
light fixture cover missing

1.4 Living Room/Security
Front door has a large air gap and needs to be weatherstripped

2.10 Kitchen/Stove or Range with Oven
Oven handle is missing
Oven temperature dial does not function correctly, cannot read temperature settings
2.11 Kitchen/Refrigerator
Freezer door does not close correctly
Freezer and refrigerator door gaskets need replacing
3.5 Bathroom/Window Condition
center - window is off track, repair or replace
4.5 Other Rooms/Window Condition
repair air gaps in window
8.10 General Health and Safety/Site and Neighborhood Conditions
no working light fixture in back stairwell
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back gate on right side)
8.3 General Health and Safety/Evidence of Infestation
signs of roaches and mice, must be exterminated
8.7 General Health and Safety/Other Interior Hazards
Hall smoke detector is missing
1.1 Living Room/Living Room Present
pre-call owner 510-334-3244
4.7 Other Rooms/Wall Condition
Walls damaged and has excessive mildew causing damage to tenants belongings
4.6 Other Rooms/Celing Condition
Ceiling damaged and has excessive mildew
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

install smoke detectors in the common area and in each bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Tenant remove cars and van from backyard.

2. Remove all damage items from backyard/sunroom area including old refrigerator.
2.10 Kitchen/Stove or Range with Oven
1. Tenant needs to clean stove, very greasy and dirty/oven needs to also be cleaned and screen vents on overhead fan.

2. Light indicator for stove and oven on is not working correctly, light stays on.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Bathroom light fixture/motion detector is not working. Also light fixture is missing a bulb.
6.4 Building Exterior/Condition of Exterior Surfaces
Dark/black discoloration on back of house/siding needs to be removed.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing/damage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.
7.4 Heating and Plumbing/Water Heater
Fail 04-13-15 no discharge pipe present located outside. The tenant was not at home @ 10:15 a.m.

install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove/screen for fan/and oven. Greasy and dirty.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
(Both bedrooms) : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner and right front burner not working repair or replace.
3.1 Bathroom/Bathroom Present
Toilet is loose at the base repair or replace.

6.5 Building Exterior/Condition of Chimney
Tenant states a draft is coming inside from the chimney area and should be checked and cleaned.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.1 Living Room/Living Room Present
Tenant complaint for no heat, excessive garbage in exterior and mold around tub

tenant not home for inspection but inspector did not see garbage/debris around exterior of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not securely fastened to track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source
1.6 Living Room/Ceiling Condition
Ceiling has peeling paint, appears to be from an old leak. No active leaking.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion
1.1 Living Room/Living Room Present
No show @ 9:15 am

No work completed at this time @ 9:30 am. property manager present at time of inspection.
1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or gavalnize steel, or cpvc material. Not PVC piping.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Seal gap/hole next to stove area.
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
03/17/15-Pre-Call 30m prior-510-715-6420 to meet with the owner at the unit. Per owners request- M.L
No show @ 10:00 am owner was present but tenant was at work owner had no key to enter unit.
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Located in shower/tub area.
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom missing globe cover for light fixture needs to be replaced.
7.4 Heating and Plumbing/Water Heater
04/27/15 unable to check hot water heater door was locked.

Hot water heater closet was locked at time of inspection. I will need access to verify status at the time of the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.
2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
2.7 Kitchen/Wall Condition
repair wall damage left of dishwasher
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.6 Bathroom/Ceiling Condition
Repair / replace damaged and discolored ceiling
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.4 Kitchen/Security
patio door sticks and needs repair.
Screen door is torn and needs repair
3.7 Bathroom/Wall Condition
secure loose mirror to wall
4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
4.3 Other Rooms/Elecrtical Hazards
repair outlet next to door to function
4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light
1.1 Living Room/Living Room Present
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm
8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall
1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.

4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Left center bedroom door is locked. No access. Remove all key locks from bedroom doors. Emergency entry hazard.

4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
Improper discharge pipe, needs to be copper or galvanized steel, or c p v c material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector non-op in entry repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Both detectors missing.

2.12 Kitchen/Sink
Disposal not functioning.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. (Ants).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.4 Other Rooms/Security
Blocked egress fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
Carpet has a bad odor from a previous flood inside the apartment. Needs to be cleaned or replaced throughout.

8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors non-op inside unit repair or replace. Life threating.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non-op repair or replace.

2. Oven handle not secure repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Kitchen smoke detector non-op repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.7 Kitchen/Wall Condition
Repair the cabinet door. Hanging off the hinge.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
1.1 Living Room/Living Room Present
Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Three detectors missing in unit.
8.2 General Health and Safety/Exits
Living room area: Living room area is blocked or cannot be used; clear or repair exit.
1.1 Living Room/Living Room Present
Maintenance had no key to enter.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners non-op also left front burner.
1.1 Living Room/Living Room Present
Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.
03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Water heater area needs to be cleaned out and a screen vent needs to be installed on door that encloses hot water heater, to prevent rodents etc. from access. Also repair large hole that leads to the garage from hot water heater area.

1.1 Living Room/Living Room Present
Need 1 hour pre-call: 407-864-6883
4/8- owner is going out of town, need to re-schedule from 4/27 to 5/11 9-12pm.

03/13/15-Pre-Call 2hrs prior-407-864-6883 to meet with the owner @ 320 43rd St first- 2 units-out of town- M.L

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke Detector Not Functioning Properly - Emergency.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

2.10 Kitchen/Stove or Range with Oven
Stove drip pans are damage all need replacing.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

5.4 Secondary Rooms/Other Potential Hazardous Features
Washer is leaking when tenant washes laundry. Repair or replace.

8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFCI not working repair or replace.

1.1 Living Room/Living Room Present
Tenant stated he had no notice @ 3:20 p.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer face loose

5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors loose on track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Gas supply line has been disconnected and capped. owner must provide a heat source

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working

1.1 Living Room/Living Room Present
No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.7 Living Room/Wall Condition
Wall discolored needs repainting next to window.
1.1 Living Room/Living Room Present
Owner needs to reschedule. No entry

03/13/15-Pre-call 30m prior-510-524-1220 or 510-604-2133 to meet with the owner at the unit. M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.
2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe. (Owner had a copper discharge pipe for all hot water heaters, but someone cut the lock on the door, removed the copper pipes).
8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn and has exposed nails and tack strips.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is buckling from underneath
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. Wall is loose and has holes in it
5.4 Secondary Rooms/Other Potential Hazardous Features
hall closet doors are off track
8.7 General Health and Safety/Other Interior Hazards
PG&E service was turned of by PG&E due to a carbon monoxide leak. Owner MUST repair leak, restore service and install required carbon monoxide detectors.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
investigate and repair cause of frequent plumbing backup causing water on floor
3.6 Bathroom/Ceiling Condition
Water leaking through ventilation fan
Remove excessive black discoloration on ceiling
4.7 Other Rooms/Wall Condition
closet doors off track and need repair
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.
3.8 Bathroom/Floor Condition
repair soft flooring around tub area
4.7 Other Rooms/Wall Condition
hall closet doors off track
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. carpet is buckling and needs repair
5.4 Secondary Rooms/Other Potential Hazardous Features
SITE: two washers and the ventilation fan in the laundry room are not working, repair.
SITE: laundry room outlet cover plate damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
GARAGE AREA:
1. large hole in the ceiling above stall 3
2. repair sewer /plumbing - sewage backup is being released to garage floor causing foul odors and unsanitary conditions.
MAILBOX AREA:
1. repair wall damage around mailboxes
2. install missing borders to seal gaps around concrete
PLAYGROUND: remove all broken glass

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

3.7 Bathroom/Wall Condition
secure loose mirror to wall

4.5 Other Rooms/Window Condition
window screens in all bedrooms are torn and must be repaired/replaced

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems. Heater was shut off by PG&E due to carbon monoxide leakage and unit is capped. Owner MUST repair leak / heater and restore PG&E service to heater.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Both security doors locked. Tried contacting all tenants by intercom phone system but no answer. I called the manager but there was no answer.

4.7 Other Rooms/Wall Condition
master bedroom - door frame cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cause of sewage / plumbing issues causing release of sewage to garage floor, causing foul odors and unsanitary conditions

8.6 General Health and Safety/Interior Stairs and Common Halls
repair stairwell light

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.

1.3 Living Room/Electrical Hazards
Living room light switch is cracked and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.

4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
05/29/15- Pre-Call 45m prior-925-319-7800 to meet with the owner -2 units scheduled for the same day. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present

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Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.
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No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.1 Living Room/Living Room Present

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.
8.1 General Health and Safety/Access to Unit
Front door knob very loose needs to be secured or replaced.
1.1 Living Room/Living Room Present
No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.
4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
No show @ 11:10 am no one present for inspection, front gates were locked.

No show @ 9:50 am front gates were locked no doorbell, no one present for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
1. Knob control for left burner not working repair or replace.

2. Tenant clean stove, very greasy possible fire hazard.
4.10 Other Rooms/Smoke Detectors
1. Bedroom needs a smoke detector.

2 Hallway smoke detector not working repair or replace.

3. Install a CO inside unit.
7.4 Heating and Plumbing/Water Heater
Improper discharge pipe needs to be copper or galvanized steel or c.p.v.c piping no flex material.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
1.1 Living Room/Living Room Present
No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
2.12 Kitchen/Sink
Faucet damaged/leakage.
1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.
1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.
1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.
2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.
2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.
3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.
3.3 Bathroom/Electrical Hazards
Light fixture with fan in bathroom non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.
1.1 Living Room/Living Room Present

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present
I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D
1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.
2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.
3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.
4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
Tenant did not speak English. No entry 10:15 am
4.10 Other Rooms/Smoke Detectors
Rear left bedroom smoke detector is missing. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/6 Owner called has Court Date and tenant has to work. Moved from 4/20 to 5/4 9am-12pm

No show @ 11:40 a.m. corner building/brown color. Front gate was locked to access the apartments. No doorbell for the tenants.
4.10 Other Rooms/Smoke Detectors
Each bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
04/24/15-Pre-Call 30m prior-510-236-8366. M.L
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector non-op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.
7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.
8.1 General Health and Safety/Access to Unit
Repair front door lock, doesnt lock securely. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove. Fire hazard.

3.3 Bathroom/Electrical Hazards
GFCI not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stovetop.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

2.10 Kitchen/Stove or Range with Oven
Large right front burner not working repair or replace.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door. Unable to inspect.

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

2.10 Kitchen/Stove or Range with Oven
1. Large right front burner not working repair or replace.

2. Replace all drip pans on stovetop.

3. Oven handle broken needs repair or replace.

4.10 Other Rooms/Smoke Detectors
(TENANT) Smoke detector in bedroom and hallway needs replacing.

1.1 Living Room/Living Room Present
05/13/15-Pre-Call 1hr prior-510-882-7512-Owner will be coming bck from out of town- M.L
4/27- owner will be out of town. Moved from 5/4 to 5/18 9am-12pm

2.10 Kitchen/Stove or Range with Oven
Right side front and rear burners not working. Repair or replace.

2.12 Kitchen/Sink
Disposal not functioning properly. Repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant needs to keep items away from heater area. Presently there is a non working T.V. laying next to it along with other items. Owner was present and instructed the tenants to keep items away. Will check on next re-inspection.

8.7 General Health and Safety/Other Interior Hazards
Comment: Tenant needs to clean the unit.

1.1 Living Room/Living Room Present
I met with the owner and he said this is a section 8 unit and he will send documents into the office for proof, no entry.

No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.

2.7 Kitchen/Wall Condition
Broken tile on kitchen counter next to stove area cutting hazard needs replacing.

1.1 Living Room/Living Room Present
No show @ 9:35 am no way to reach the tenant. No phone number and the front gate is always locked.

No show/no entry gate was lock no one present for the re-inspection @ 11:15 a.m.

No show @ 9:45 am front gate required tenants name in order to gain access inside the building. No one was present or pre-call request was made.

4.7 Other Rooms/Wall Condition
12" x 6" area above window shows evidence of water intrusion - no damage to sheet rock. Exterior inspection of the area revealed a prior patch on stucco that may be compromised and the source of intrusion

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

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07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

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07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

1.1 Living Room/Living Room Present
Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present

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No entry no notice given for an inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

2.12 Kitchen/Sink

Disposal not functioning.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

4.10 Other Rooms/Smoke Detectors

Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

1.1 Living Room/Living Room Present

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards

Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven

Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower

Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors

Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards

Hallway and bedroom globe light covers are missing. Need replacing.

1.1 Living Room/Living Room Present

07/15/15-Pre-Call 30m prior-510-685-3776-Paul - 2 units to be inspected, also 33 Grove St. M.L

1.1 Living Room/Living Room Present
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.1 Living Room/Living Room Present
07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L
1.1 Living Room/Living Room Present
The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

1.1 Living Room/Living Room Present
07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Unit is vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair or replace broken step #11 going up, tripping hazard.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Sink nosal is not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.

2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Unit is vacant under rehab.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The unit is vacant undergoing rehab.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
1.1 Living Room/Living Room Present
No entry minor at home 16 years old.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L
1.1 Living Room/Living Room Present
07/29/15-Pre-Call 30m prior-510-909-3978- Changed the insp from 08/04 to 08/19-Owner not able to take day off from work for the insp. M.L

1.1 Living Room/Living Room Present
07/29/15-Pre-Call 510-525-4490-owner called-there is no 5207- go to 5211 (in the back). Other unit also scheduled. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/04 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800-Code #0298 Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.Garage door needs to be re-weather strip. Tenant states once it rains water comes throw and creates a puddle in the garage. Repair or replace.

2. Install a carbon monoxide detector inside the garage area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

2.10 Kitchen/Stove or Range with Oven
1. All stove burners not working repair or replace.

2. Stove knob is stuck/broken.

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove, not working at time of inspection.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
Both right front and rear burners not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace three burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each room.
1.1 Living Room/Living Room Present
No show @ 1:00 pm orange house. Window was open black security gate. No answer.
1.1 Living Room/Living Room Present
No entry minors at home !:15 pm
1.1 Living Room/Living Room Present
No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs and install a carbon monoxide detector upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing as design.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
2.10 Kitchen/Stove or Range with Oven
Repair three burners on stove not working. Repair or replace.
1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to microwave and stove.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one home.

1.1 Living Room/Living Room Present
No show owner stated she was told by Mary she would be reschedule in the later part of September.

1.1 Living Room/Living Room Present
No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Repair right burner on stove not working correctly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.1 Living Room/Living Room Present
229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.

1.1 Living Room/Living Room Present
08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L

1.1 Living Room/Living Room Present
Owner has evicted tenant from premises and is now renovating the unit and once finished it will be rented out to section 8 per owners statement. Owner will contact the City of Richmond to confirm statement.

08/05/15- Pre-Call 30m prior-510-478-2777. Changed the insp from 08/11 to 09/11 per owners request-tenant being evicted on 08/18. Needs extra time to repair unit. M.L

The tenant refused entry and is in the process of being evicted.

06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 30m prior-707-338-3336 to meet with owner & get access to the unit. M.L
1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.
2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Properly mount carbon monoxide detector.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brown house no answer.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Entry needs a tack strip.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.

3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

1.1 Living Room/Living Room Present
DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.
Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Locations refrigerator, microwave, and table.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp. from 08/10 to 08/19 per owner-they are painting the unit. M.L

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. back entrance needs hand rail.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Rear bedroom has wall damage/dark discoloration on the entry wall near the door entrance. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 510-301-2649- Changed the insp from 08/11 to 08/21-owner is out of town. M.L

1.1 Living Room/Living Room Present
Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.

1.1 Living Room/Living Room Present
Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/08- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair two burners on left side of stove, not working.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.3 Living Room/Electrical Hazards
Replace missing globe for light fixture.

2.10 Kitchen/Stove or Range with Oven
Repair one front burner on stove not repaired.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove dark discoloration from siding on the front of the house.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 45m prior-510-501-8417. Changed the insp from 08/14 to 08/21- owner out of town.Duplex-M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Tenant was at home but said they did not receive a notice @ 11:00 a.m.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Left bedroom wall has black discoloration.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount carbon monoxide detector.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.
8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.
8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.
4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Also outlet plates.
4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no answer white house blue trim.
1.1 Living Room/Living Room Present
No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detectors not working correctly also needs new back up batteries throughout the house.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.1 Living Room/Living Room Present
06/10/15-Pre-Call 30m prior-510-478-2777- 2 units-A-F
Changed the inspection from 06/17 to 07/06/15 due to a death in the family. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan works but light button is missing repair or replace.
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.
2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Hallway wall has peeling paint.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom 4 to 6" from the ceiling above the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-928-8298-Use bck gate-Off Marina Pkwy-Use Gate Code #179. M.L
I gave the owner a pre-call as requested but no response. I spoke with the association manager Beth and she said she had not seen the owner today @ 2:30 p.m.

07/15/15- Pre-Call 1hr prior 510-812-5152 to meet with the owner at the unit. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-620-9818-Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-532-9771 or 510-363-7237
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

3.3 Bathroom/Electrical Hazards
1. Replace GFI in bathroom not testing.

2. Overhead fan in bathroom is hanging exposed wires repair or replace.

3.4 Bathroom/Security
Bathroom door missing strike plate.

5.3 Secondary Rooms/Electrical Hazards
1. Laundry room light is hanging exposed wires.

3.7 Bathroom/Wall Condition
Repair damage wall next to bathtub area.

3.12 Bathroom/Tub or Shower
Tub/shower needs a drain cover/missing.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

1.1 Living Room/Living Room Present
08/13/15- Pre-Call 45m prior-707-246-1889- Changed the
insp from 08/18 to 08/24 per owner- Tenant not available on the 18th. M.L

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.
4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.
4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.
8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
1.1 Living Room/Living Room Present
08/13/15-Pre-Call 30m prior- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

08/13/15-Pre-Call 30m prior 510-234-4344- Changed the insp from 08/26 to 08/31-per owner-not available on the 26th. M.L
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.
2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.
2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.3 Kitchen/Electrical Hazards
Exposed gap around switch plate around sink area that needs repair.
1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.
3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.
3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.
3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.
1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Backyard = overgrown grass/weeds. Also front yard.

2. Remove broken window at the top of the house.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

2.3 Kitchen/Electrical Hazards
Next to sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
All three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. brown house no answer.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Mount the CO detector properly.

3. Install a carbon monoxide detector in the basement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace damage stove knob.

3. Tenant clean fan screen on stove/greasy.

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. Blue house no answer.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside right rear bedroom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Master bath: Bath Toilet Flush Valve leaking / water running.

2. Upstairs toilet is broken.
3.12 Bathroom/Tub or Shower
Shower has black discoloration clean and re-chalk.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.
1.1 Living Room/Living Room Present
No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
Pre-call for gate code: 510-414-6973
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L
1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-215-2865-Owner requested earliest apt possible. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Pre-Call 30m prior-510-619-6338- Changed the insp from 08/26 to 09/04-Per owner-the tenant is ill & needs time to recuperate. M.L
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.
1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 09/04 to 09/21-per owner-needs extra time to fix ceiling. M.L 229 Contra Costa ST is located at 223 Clarence ST which is off of Tewksbury St in W. Richmond. They call it a paper street.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway or living room area.
4.6 Other Rooms/Celing Condition
Rear left bedroom: Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse/ Breaker box located on the side of the house has a gap and needs a spacer installed. Electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.

4.10 Other Rooms/Smoke Detectors
1. Install four (4) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.10 Other Rooms/Smoke Detectors
1. Install three (3) smoke detectors one for each bedroom and one for the hallway/living room area.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Repair wall hole.

1.1 Living Room/Living Room Present
No show for both units @ 11:50 a.m. brown units no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave oven missing handle needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Next to the refrigerator).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.

6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.

4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Location next to baby play pen and entry of living room.

4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.

4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/17/15- Property Exempt until 2019- New Unit. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-688-8018- Owner has 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

1.1 Living Room/Living Room Present
Pre-call: 707-731-7915

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Per-call: 510-236-7018

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
08/18/15-Pre-Call 30m prior-530-613-8465-Gated complex -Breakers-Changed the insp from 09/09 to 09/23-owner out of town until the 23rd. M.L.

1.1 Living Room/Living Room Present
No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
No show @ 11;30 a.m. green house no answer dogs barking.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (HOT WATER FACUET TO TURN ON NOT WORKING PROPERLY).

4.10 Other Rooms/Smoke Detectors
Right and rear bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and screen vents very dirty and greasy.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3.7 Bathroom/Wall Condition
Replace towel bars in bathroom cutting hazard.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L

1.1 Living Room/Living Room Present
08/19/15- Pre-Call 30m prior-Mary-510-235-9491-Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/19/15 -Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L

2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. White house/grey. No answer

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.

2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle cracked needs to be replaced cut hazard.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 8/21/15 to 9/18/15 9-12pm

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/20- Spoke with Bill Harts- insisted on postponing inspection to mid October- advised mid September is a far out as it will be postponed. Inspection will be rescheduled from 9/4/15/15 to 9/18/15 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no answer property manager present.

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
All burners on stove need a match to light. Must repair or replace stove/oven.

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
No entry tenant is leaving the unit.

1.1 Living Room/Living Room Present
Unit is in rehab items still need repair unit is currently un conversion for kitchen and bath.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. tenant changed the lock.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key. The tenant changed the lock and someone was at home but would not open the door.
1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.
1.1 Living Room/Living Room Present
Maintenance has no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance had no key for the unit. No entry.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Maintenance had no key to enter the unit.

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/31 to 09/01-Per Prop.Mngrs request-Not available on the 31st. M.L

No key to enter the unit tenant not at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony.Unit #B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Owner says there is no unit D however he can do #B instead he will do on next date. I had no knowledge about a changed address for this unit.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Tenant was home but had a death in the family and needed to leave and did not want to do inspection at this time. Owner/Property manager present at time of inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-741-3222-Debbie. Changed the insp from 08/24 to 09/08-Prop.Mngmt needs to give 10 day notice to the tenant. M.L

No show @ 1:30 p.m. front gate was pad locked no one present for the inspection. Brown house fence in front.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.

1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L

1.3 Living Room/Electrical Hazards
Behind the T.V.: A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Patio door sticks and is hard to open repair or replace.

3.7 Bathroom/Wall Condition
Clean and or repaint bathroom wall where dark discoloration is located which is the corner underneath the window.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove key locks on both bedroom doors. Safety hazard.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-415-676-7852- Changed the insp from 09/02 to 08/31-owner is going to be out of town on 09/02. M.L
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bars in bathroom.
1.1 Living Room/Living Room Present
08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.1 Living Room/Living Room Present
08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L
1.1 Living Room/Living Room Present
08/20/15- Cancelled insp -per owner-used for storage only. M.L

No show Light orange house/ front gate locked, no doorbell. Blue F-150 Ford truck in driveway no answer.
1.1 Living Room/Living Room Present
No one present for the re-inspection @ 2:35 p.m. yellow house.

Tenant was not at home an the owner said he did not want to enter the unit, and will have to reschedule.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.
2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home, property manager not present brown units next to the Valero gas station.

07/13/2015, I spoke with the property manager at 12:55 p.m., as I was a block away from the inspection, and she has been unable to connect with the tenant to set a time to complete the work. She said her maintenance crew didnt speak Spanish and they were trying to get a time to enter the unit for completion.

I arrived and spoke with the landlord and the unit was not ready for re-inspection today. Has to be rescheduled.

Pre-call 30 minutes ahead - Debra 510-741-3222

Apt D

1.3 Living Room/Electrical Hazards
Cover plate for outlet is cracked and needs to be replaced. Located next to chair by the window.

2.10 Kitchen/Stove or Range with Oven
Stove has a large crack around the burners. Hazard and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to refrigerator and microwave.

3.12 Bathroom/Tub or Shower
Stopper fixture is gone. No stopper.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway and bedroom globe light covers are missing. Need replacing.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. Brown house, Toyota car in the driveway.

8/21- Pre-call: 510-418-9429

1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior- 510-236-2300- Changed the insp from 08/27 to 09/08- Owner has a Court apt on the 27th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.1 Living Room/Living Room Present
No entry tenant states he has been inspected by section 8 from the Richmond Housing Authority @ 2:30 p.m.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.

7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. tenant was home but said they did not receive any notice.

4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

1.1 Living Room/Living Room Present
No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000

1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 1hr prior-510-882-3956. M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
1.Tenant has to remove items away from around the hot water heater.

2. They also have to remove all clutter and create a path for egress/escape in case of emergency.

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 45m prior-925-917-0228- Changed the insp from 09/15 to 09/28 per owners request- out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28/15-Owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 45m prior- 925-917-0228- Changed the insp from 09/15 to 09/28-owner is out of the country. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. White/black trim house no answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
No show @ 12:15 p.m., Orange house black gate locked. No answer.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.

4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
This is a section 8 unit.

3.12 Bathroom/Tub or Shower
Replace broken soap dish inside bathtub cut hazard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Next to T.V.: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.

2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.

1.3 Living Room/Electrical Hazards
No power in outlets located next to front window and left wall at the entry.

Also, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Three smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat missing non-op repair or replace.

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 1hr prior-925-529-2033 -owner will be coming from Antioch-M.L

1.1 Living Room/Living Room Present
08/26/15- Pre-Call 30m prior-510-375-0168. Changed the insp from 09/04 to 09/28- Owner ordered windows and is waiting for the delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

1.1 Living Room/Living Room Present
08/26/15- Pre-call 30m prior- 510-375-0168. Changed the insp from 09/04 to 09/28 per owner-windows have been ordered- waiting for delivery. M.L

1.7 Living Room/Wall Condition
Repair hole in wall located next to heater.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.4 Bathroom/Security
Bathroom door missing strike plate.

3.7 Bathroom/Wall Condition
Bathroom cabinets are off the hinges needs repair.

3.8 Bathroom/Floor Condition
Broken tile in entry floor in bathroom needs to be repaired cutting hazard.

4.4 Other Rooms/Security
Left bedroom: Remove key lock from bedroom door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on front and side of unit needs repainting.

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace 3 eye elements on stove burners.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Install two (2) smoke detectors one for each bedroom.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.
5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. brown units no access and no one present for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. yellow house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry tenant was home but did not receive a notice for the inspection, @ 10:50 a.m. Brown building.
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.
1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection. 11:15 a.m.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
1.1 Living Room/Living Room Present

No show @ 2:30 p.m. owner needs to reschedule.

08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

08/27/15-Pre-Call 30m prior-510-526-9661- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
4.3 Other Rooms/Elecrtical Hazards
left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from bedroom door.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building no one home.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Left bedroom block egress items blocking the window for exit in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.
1.3 Living Room/Electrical Hazards
Located next to the heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.
4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
8.1 General Health and Safety/Access to Unit
Remove double sided keyed deadbolt from door. Needs to be a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
4.7 Other Rooms/Wall Condition
Both bedroom walls are discolored and need to be repainted.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.
1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gate was locked no entry.
1.1 Living Room/Living Room Present
This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.
1.1 Living Room/Living Room Present
No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
The unit is vacant no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

2.3 Kitchen/Electrical Hazards
Outlet next to washer: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

1.1 Living Room/Living Room Present
08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace torn screen vents on side of the house.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.

1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.

8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.

8.2 General Health and Safety/Exits
Remove double keyed lock on back door security gate and replace with a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Overhead fan not turning off once switch is pushed to off, repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home brown townhouses.

Tenant was at home but said they did not receive a notice @ 11:00 a.m.

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Left side burner not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt from bedroom door.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No entry maintenance tried unlocking the door but the key did not work. Tenant may have double locked the door from the inside.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.1 Living Room/Living Room Present
09/01/15-Please inspect-2317 McBryde instead. M.L

The unit is vacant no one present for the inspection.
1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L
1.1 Living Room/Living Room Present
09/01/15-Please inspect- 3720 McDonald #5 instead. M.L
1.1 Living Room/Living Room Present
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.
4.3 Other Rooms/Elecrtical Hazards
Bedroom next to the kitchen light fixture either needs a bulb or repair.
3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.
8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Tenant needs to clean the screen vent on stove, its very greasy fire hazard.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.7 Other Rooms/Wall Condition
Master bedroom has dark discoloration on the corner wall located next to the bed underneath the window.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.

3.5 Bathroom/Window Condition
Tenant needs to clean all window seals dark discoloration.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.8 Other Rooms/Floor Condition
Hallway carpet is buckling in the hallway repair or replace.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant and under rehab.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent over stove.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

2.12 Kitchen/Sink
Sink nosal is not working properly.

3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and burners very greasy fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairwell has peeling paint needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

Unit is vacant under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Stove dirty and greasy clean screen vent for fan ventilation.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is currently undergoing rehab. Unit is vacant.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair left rear burner on stove not working.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.10 Kitchen/Stove or Range with Oven
Repair or replace two front burners, not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

No entry minor at home 16 years old.
1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L
07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L
2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.
2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.
2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15- Pre-Call 1hr prior-530-526-8371-Changed the insp from 09/23 to 10/07/15- Owner will be out of town until 09/30. M.L

07/22/15-Pre-Call 1hr prior-530-526-8371 to meet with owner at the unit- Changed the insp from 08/04 to 08/20-owner out of town. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not working repair or replace.

2. Check front burner once turn on high flame shoots out to fast repair burner or replace.

2.4 Kitchen/Security
Remove double sided key from backdoor and replace with either a door knob/lock or a thumb turn style deadbolt.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum on back porch area next to the backdoor.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs and downstairs.

2. Install a carbon monoxide detector inside the basement.

3. Install smoke detectors to all bedrooms and one outside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair or cover hole for dryer vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs leading down to the basement: Stair = Missing Handrail. Four or more stairs need a handrail for support and to prevent possible fall.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Replace dry rot boards on back porch.

2. Remove broken tree which has fallen onto the fence.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.(Inside the basement area).

2. Ext. Yard = Garbage & Debris in Yard.

3. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner- This insp first. 5641 Huntington after. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-701-4334-Changed the insp from 09/23 to 10/06-Tenant is out of town. M.L

07/16/15- Pre-Call 30m prior-510-701-4334 to meet with owner. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/15-Pre-Call 30m prior-510-691-9859-Insp Unit # 419 S 21st St instead - unit -#436 is a Section 8 unit. Changed the insp from 09/28 to 09/17-Owner not available on 09/28.M.L

08/20/15-Inspect Unit # 419 S 21st St instead -other unit -#436 is a Section 8 unit. M.L
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Overhead fan not working repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk around the toilet area.

3.3 Bathroom/Electrical Hazards
Repair or replace light fixture in bathroom unit is loose.

4.4 Other Rooms/Security
Door knob is hanging repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Entry area.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Tenant clean screen vent for ventilation dirty and greasy.

3. Light for microwave is not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.3 Living Room/Electrical Hazards
Next to T.V. : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. yellow units. Unit located upstairs no one home. Tenant downstairs said the tenant was at work.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Smoke detector in left bedroom not testing repair or replace.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

4.10 Other Rooms/Smoke Detectors
1. Smoke Detector Not Functioning Properly - Emergency. There are no working smoke detectors inside the unit. Hardwire detectors non-op.

2. Install two carbon monoxide detectors one upstairs and one downstairs.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

2.10 Kitchen/Stove or Range with Oven
Stove knob on stove is missing needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom toilet handle is broken repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Three bedrooms missing smoke detectors needs replacing.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Left bedroom door is damaged (holes in door).

2. Remove key locks from bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing fence boards in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in driveway needs repair large gaps in concrete.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

No show @ 11:00 & 1:30 p.m. no one home or present for the inspection. Toyota Pilot color gold in driveway.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-381-1894. Changed the insp from 09/21 to 10/01/15. Owner out of town until 09/25. M.L

1.1 Living Room/Living Room Present
09/30/15-Pre-Call 45m prior requested-510-465-9239.

09/03/15- Pre-Call 30m prior-510-381-1894-Changed the insp from 09/21 to 10/01-owner is out of town until 09/25.M.L

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
Cancel inspection 10/1/15:
proof of section 8 received via fax

09/03/15-Pre-Call 30m prior-510-417-2202-Changed insp from 09/16 to 10/01 per owner-needs extra time for extensive repairs. M.L

No show @ 12:30 p.m. no one at home corner house, light brown.

No show @ 12:00 p.m. no one home.

8/21- owner called- stating her tenant isnt home- advised it is too late to re-scheduled. If no entry- another inspection will be scheduled.

1.1 Living Room/Living Room Present
09/03/15-Switch to 5301 Tehama Ave #4 instead-#3 is a section 8 unit. M.L

This is a section 8 unit and has been inspected by the Richmond Housing Authority recently the tenant stated.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Handrail is very loose and needs to be repaired.

2. Peeling paint on the stair banister needs repair.

1.8 Living Room/Floor Condition
Carpet throughout the unit needs to be cleaned.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove.

4.10 Other Rooms/Smoke Detectors
Repair or replace all smoke detectors inside the unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on the stove.
3.7 Bathroom/Wall Condition
Replace toilet paper holder.
4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.
4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.
3.4 Bathroom/Security
Door frame is damage repair or replace.
1.1 Living Room/Living Room Present
No address manager stated.
1.1 Living Room/Living Room Present
No address.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.
1.3 Living Room/Electrical Hazards
Missing light cover for light fixture going upstairs.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove drawer is off track on oven.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
1.3 Living Room/Electrical Hazards
Entry light is missing a bulb and cover.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Entry light cover for fixture is missing going upstairs.
4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector needs a battery repair or replace.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture does not work repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.3 Living Room/Electrical Hazards
Replace missing light cover for fixture.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
1.3 Living Room/Electrical Hazards
1. Replace missing light cover for fixture going upstairs.

2. Replace cover for exterior light fixture.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for the bedroom also one for the downstairs area.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Replace missing light cover for fixture going upstairs.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL SMOKE DETECTORS ARE MISSING NEEDS REPLACING FIRE HAZARD TENANT).
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.
4.4 Other Rooms/Security
Closet doors are off track.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.
4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing light cover for fixture going upstairs.

2. Large burner on stove is missing.

4.10 Other Rooms/Smoke Detectors
Rear smoke detector non-op repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

1.8 Living Room/Floor Condition
Entry floor carpet is torn and needs repair or replacing. Trip hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Cover hardwire smoke detector in the hallway upstairs.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be resurfaced, rust areas in sink.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L

3.12 Bathroom/Tub or Shower
Main bathroom shower glass door is cracked.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in family room and add a carbon monoxide detector.

1.3 Living Room/Electrical Hazards
Living room and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Bedroom one and two: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on side of the house more than 50%. Needs scrapping and repainting.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling in laundry room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repair.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

1.7 Living Room/Wall Condition
Peeling paint on entry wall needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. I gave the owner a pre-call as requested however he did not respond. I arrived at the unit, no one answered the door although the security gate was closed the front door was open. I called the owner and he stated he did not receive any notice.

07/08/15- Pre-Call 30m prior- 510-685-2613 to meet with the owner- 2 units to be inspected- M.L
1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.
2.3 Kitchen/Electrical Hazards
GFCI not testing needs to be replaced, located next to the toaster.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Entry needs a tack strip.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is re-filling after flushing is very slow needs repair.
3.8 Bathroom/Floor Condition
Dry rot in corner next to bathtub needs repair/ replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on handrail needs to be repainted.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-Bill 408-888-7353 or John-530-906-4430. Gated complex. M.L
4.10 Other Rooms/Smoke Detectors
Install two carbon monoxide detectors one upstairs and one downstairs.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.7 Bathroom/Wall Condition
1st and 2nd bathroom: Replace broken towel bar cut hazard.
4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.
4.7 Other Rooms/Wall Condition
Note to owner: Owner please finish painting unfinished work repair on the ceiling. Although it may be cosmetic it looks bad and the tenant is not complaining but I strongly recommend you paint the entire room to respect the new tenant. Thanks Frank the inspector pass with comment.
1.1 Living Room/Living Room Present
09/08/15-Pre-Call 30m prior-510-714-0025-Changed the insp from 09/25 to 10/09-the owner hurt his bck and requested extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.
4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.
8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
2.10 Kitchen/Stove or Range with Oven
Replace two eye elements on stove burners.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-414-6973 - 2 units scheduled. M.L
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.
1.1 Living Room/Living Room Present
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH
pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM
4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.
4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.
4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.
8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.5 Other Rooms/Window Condition
Backdoor has black discoloration on the window seal that needs to be removed also all window seals in the house.

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

2. Install a smoke detector in bedroom downstairs, also a smoke detector and carbon monoxide detector outside sleeping room/hallway or living room.

1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior- 415-846-9538-Changed insp from 09/10 to 10/01-per owners request-tenant out of town- M.L

08/10/15- Pre-Call 30m prior- 415-846-9538. 2 Units scheduled. M.L

7/27- owner is going out of town on the week of inspection- re-sched from 8/4/15 to 8/11/15 9-12pm

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being underground and inaccessible. Will need to check at re-inspection date.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has a slow drain needs unclogging.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is very low in 2nd bathroom located next to the shower.

7.4 Heating and Plumbing/Water Heater
Secure double straps on hot water heater.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/09/15- Pre-Call 1hr prior- 510-474-7404- 2 units. M.L

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Linoleum torn at backdoor trip hazard repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. In garage.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing/stuck, needs replacing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detector one in the bedroom and the other either the hallway or living room area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Mount the carbon monoxide correctly as the instructions suggest.

2. Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the basement.

1.1 Living Room/Living Room Present
08/06/15-Pre-Call 30m prior-510-418-5036- George- other unit scheduled- 2101 Sea Shell. M.L

4.10 Other Rooms/Smoke Detectors
Dining room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/06/15-to get in the gate use code-#2222- Pre-Call 30m prior-510-418-5036- George. M.L

4.10 Other Rooms/Smoke Detectors
Living room, hall, and main bedroom smoke detectors are off and have exposed wires either replace the smoke detectors or cap them off and cover correctly.

1.1 Living Room/Living Room Present
07/29/15- Pre-Call 30m prior- 510-524-6295 to meet with owner- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Right rear bedrooms : Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/17/15- Pre-Call -510-231-5889- Gate code # 123.M.L

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to washer and dryer hook up: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

4.10 Other Rooms/Smoke Detectors
Add two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
pre-call: 510-363-7237.
8/12- spoke with Bruce- tenants will be out of town- returning end of August- re-sched from 8/18/15 to 9/8/15 1-4PM

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
09/09/15- Pre-Call 30m prior-510-682-0390. Changed the insp from 09/14 to 09/16-per owner-tenant has a medical appt. M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Replace all broken cover switch plates in 1st bedroom and laundry room.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Fence is falling in the backyard repair or replace damaged boards.

2. Repair or replace damaged front porch light

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. green house.

2.10 Kitchen/Stove or Range with Oven
Left side burners not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Living room outlet testing hot neutral reverse, needs repair.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom also replace battery in hallway smoke detector.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).
1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.
4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.
4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L
2.10 Kitchen/Stove or Range with Oven
Overhead fan not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-541-344-4381-Changed the insp from 09/24 to 10/02-per owner-waiting on a delivery. M.L

08/19/15-Pre-Call 30m prior- Mary-510-235-9491
Changed the insp from 09/10 to 09/24 per owner- needs extra time for repairs. M.L

07/10/15- Pre-Call 30m prior-Mary -510-235-9491. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace two burners on stove not working.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L
1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.
2.10 Kitchen/Stove or Range with Oven
1. (TENANTS STOVE TO REPAIR) Rear right burner not working repair or replace.

2. Overhead fan not working repair or replace.
4.4 Other Rooms/Security
Bedroom door damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/05/15-Pre-Call 1hr prior-510-520-6809- owner coming from Fairfield. 2 units scheduled. M.L

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. (backyard).

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner needs repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs to be replaced.

8.2 General Health and Safety/Exits
Backdoor window is broken and a plastic window is not sufficient to prevent drafts and safety. Also repair torn screen door and handle to close the door properly.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in hallway/living room area.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window wont open in bedroom, repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

8.10 General Health and Safety/Site and Neighborhood Conditions
Torn screen vents around the house needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub needs to be either cleaned or re-chalked.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace globe covers for dining room light and garage light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat for heater.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn screen vents on the side the house.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. The tenant was leaving town.

No show @ 3:45 p.m. no answer white house blue trim.

1.1 Living Room/Living Room Present
No show owner was not able to make the inspection she just had surgery and mother was also ill.

No show @ 3:00 p.m. Grey house/blue trim/black gate. Car in driveway with blue car cover over it.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom

2. Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/15 to 09/21- per Prop.Mngr- Traveling not sure he will make it bck by the 15th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
07/31/15- Pre-Call 30m prior-510-236-5717- Changed the insp from 08/13 to 08/11- Owner will not be in town on the 13th. M.L

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/09/15-Pre-Call 30m prior-415-828-4428 or 650-573-9892- Changed insp from 08/06 to 08/11- Tenant out of town per owner - M.L

1.5 Living Room/Window Condition
Window seal has a large amount of peeling paint that needs repair/repainting.

3.3 Bathroom/Electrical Hazards
Replace broken switch plate cover for the bathroom light.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Both hot water heaters: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/10/15- Pre-Call 30m prior- 510-334-8546 or 510-334-8542- Changed the insp from 08/7 to 08/11-owner has a convention to attend on the 7th. M.L.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-778-0318- Changed the insp from 08/17 to 08/11-Owner is going bck to work on the 17th- requested earlier date. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the water cooler).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install five smoke detectors one for each bedroom.

2. install a carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.

1.1 Living Room/Living Room Present
09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/14/15- Changed the insp from 09/15 to 09/23-owner has to hire an electrian to install a Hard-wire smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
09/14/15-Changed the insp from 09/14 to 09/23-Owner has to hire an electrian to install a Hardwire Smoke Detector. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a smoke detector outside sleeping rooms.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.7 Other Rooms/Wall Condition
Remove and replace glass closet doors crack mirror.

1.1 Living Room/Living Room Present
Please pre-call at least 1 hour before inspection: 510-223-1085- Rosemary

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
09/14/15-Go to Apt #C -Changed the insp from 09/25 to 10/05-per owners request-tenant not available until 10/05. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/02/15-Pre-Call-510-234-0727-Go to #C -Requested by owner. M.L

09/14/15-Go to #C - Changed the insp from 09/25 to 10/05 per owner- tenant not available on the 25th. M.L

1.3 Living Room/Electrical Hazards
1. Cover exposed outlet wires with proper cover plate.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-685-3776

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Stove is damaged and need to be replaced (cracked on side).

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install three smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Replace all missing cover switch plates and outlet covers throughout the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is missing.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
Repair floor boards in living room, exposed nails present.

3.12 Bathroom/Tub or Shower
1. Bathtub need to be re-chalked.

2. Replace missing drain cover.

3.3 Bathroom/Electrical Hazards
Exposed hole around light fixture in bathroom.

3.8 Bathroom/Floor Condition
Repair or replace broken tile in bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
1. Backdoor knob is missing needs replacing.

2. Replace missing cover switch plate for backdoor light.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

1.1 Living Room/Living Room Present
No entry/no show @ 9:35 a.m. no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors and one carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Unable to check the bedroom door lock. Must remove key lock from all doors.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from left bedroom. Unable to check at time of inspection.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

3.7 Bathroom/Wall Condition
Towel bar needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates for outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is missing a screen needs to be replaced.

2.8 Kitchen/Floor Condition
Repair or replace torn/damaged linoleum at backdoor area.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Backdoor: Damaged outlet presents an electrical hazard.

2. Rear bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. Silver Subaru in the driveway I rang the door bell and knocked but no one came to the door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing cover switch plates inside the unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for upstairs and one downstairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install one smoke detector downstairs.

3. Install a carbon monoxide detector upstairs and downstairs.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage ceiling is damage needs to be repaired

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash and debris from yard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/14/15-Pre-Call 30m prior requested-510-693-1247- Changed insp from 09/25 to 10/7 per owner-no one available for the insp on 09/25. M.L

No show @ 10:10 a.m. no one answered the door, yellow house.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors, one for the hallway/or living room, and three one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.1 Living Room/Living Room Present
Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- - Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-837-1723-Changed the insp from 09/24 to 10/08 per owner-waiting on a delivery of a stove. M.L

08/10/15- Pre-Call 30m prior-510-837-1723- Changed the insp from 08/14 to 08/24-No one available to be at the unit for the insp. M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace bottom door on oven.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15-Pre-Call 30m prior-510-776-6617-Changed the insp from 09/24 to 10/02 per owner-cannot make it on the 24th-needs access to the basement. M.L

08/10/15- Pre-Call 30m prior-510-776-6617- Changed the insp from 08/13 to 08/24- owner not available on the 13th.M.L
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
1.1 Living Room/Living Room Present
09/15/15- Changed the insp from 09/18 to 10/05 per owner-not able to at the unit on the 18th. M.L
1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.
1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
2.10 Kitchen/Stove or Range with Oven
Repair or replace 2 non working burners on stove.
4.10 Other Rooms/Smoke Detectors
All three bedroom: Install smoke detectors.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Backdoor plug outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room/Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2nd fail.
4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
4.10 Other Rooms/Smoke Detectors
Install five (5) smoke detectors, one for each bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove non-working cars/vehicles from property and excessive cars that are parked on the street. There are complaints from other neighbors who are unable to park near there property and or have there guest find suitable parking. Too many cars.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install one smoke detector in living/hallway area.

3. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
07/17/15- Pre-Call 1hr prior-510-223-3058 to meet with the owner- 2 units to be inspected. M.L
1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs and upstairs are missing stoppers for the basin.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-415-515-3774 to meet with the owner- 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair or replace three (3) burners one front and two back not working.

2. Tenant clean stove and screen on stove very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Repair damage light switch that is missing in 1st bedroom.
6.1 Building Exterior/Condition of Foundation
Replace all screen vents on side of the unit either torn or missing at time of inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant must remove all garbage and debris/clothes/clutter, inside the garage. Fire hazard.
4.10 Other Rooms/Smoke Detectors
1.two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.
4.7 Other Rooms/Wall Condition
Repair hole in wall upstairs in hallway area.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater I need to check at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no notice for today.

Pre-call for gate code: 510-414-6973
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.3 Kitchen/Electrical Hazards
Outlet testing hot neutral reverse next to stove.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.
4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Living room and dining: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
09/16/15-Pre-Call requested 30m prior-510-210-4029. Changed the insp from 09/25 to 10/09 per owner-needs extra time to finish the garage repairs. M.L

5.2 Secondary Rooms/Security
Garage door needs to be repaired or replaced was bent at time of inspection and would not close.

8.4 General Health and Safety/Garbage and Debris
1. Owner: The tenant needs to remove all clutter and garbage/mattresses and flammable items from garage.

2. Old car and junk needs to also be removed, its a place for rodents and vermin to set up residence, etc.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.

09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

3.3 Bathroom/Electrical Hazards
Bathroom light switch fixture has exposed wires on the last light outlet there are three switches total for different functions.

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

2.3 Kitchen/Electrical Hazards
Location on wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL THREE BEDROOMS).

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Open ground outlet repair or replace three prong with a two prong outlet or GFCI unit or ground plug outlet.

1.7 Living Room/Wall Condition
Corner wall damage at entry and family room area.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-891-7892. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Living room smoke detector not working repair or replace.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom and bathroom doors, safety hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear recyclable bottles in garage bags from the backyard and side of house.
1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior- 510-813-5922. M.L
8.2 General Health and Safety/Exits
Cover/repair or replace exposed light fixture if non- operable, electrical hazard.
1.1 Living Room/Living Room Present
No notice tenant stated @ 11:00 a.m.

No show @ 11;30 a.m. green house no answer dogs barking.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-owner 415-498-0792-2 units scheduled. M.L.

07/28/15-Pre-Call to meet with Mr.Wong at the unit- 415-498-0792. 2 Units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Per-call: 510-236-7018
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in basement.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace damage fence boards, also dry rot steps.
1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.7 Kitchen/Wall Condition
Broken tile piece on counter cut hazard.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
1.1 Living Room/Living Room Present
No entry tenant stated he had no notice from the landlord @ 11:10 a.m.

No show @ 1:00 p.m. grey house. Tenant had no notice from landlord he stated.
1.1 Living Room/Living Room Present
Unit is vacant and still in remold, owner said he will have it rented next month for sure.

Unit is still vacant owner said it should be ready to rent out by next month.

The unit is not rented owner stated.

No work complete. The unit has been vacated and the owner is now preparing to refurbish the entire unit.

03/13/13-Pre-Call 30m prior-510-685-5415-Changed insp from 03/16 to 06/15/15- Eviction pending-Paperwork on file. M.L
03/06/15-Pre-Call 30m prior-510-685-5415-Prop.Mngr-Changed insp from 03/09 to 03/16-Tenant has a court date on the 9th. M.L
2/20- Owner still needs about two week to complete repairs. Re-sched from 2/23 to 3/9 11-2pm
1/23/2015- Owner called ext granted per Jennifer. Moved from 1/26 to 2/23/15. Owner attempted to get into unit and make repairs but tenant refused entry. 510-714-974-5000
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.

3.5 Bathroom/Window Condition
Window is loose

3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.2 Other Rooms/Electricity/Illumination
overhead light is not working

4.3 Other Rooms/Elecrtical Hazards
install missing light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)

1.1 Living Room/Living Room Present
NO show @ 1:45 p.m.

No show @ 11:20 a.m. green building no answer.

No entry minors at home 1:15 pm

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L
1.1 Living Room/Living Room Present
09/17/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631-requested by owner. M.L

No show @ 9:20 a.m. owner was present but the tenant had a chain lock on the front door and left through the garage. Reschedule.

07/31/15-Pre-Call 1hr prior-510-620-0449 before 11AM-510-367-7631. Owner out of town. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Right bedroom needs a smoke detector and install a carbon monoxide detector in the unit.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1,2,& 3 : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

09/17/15-Change insp from 09/23 to 11/02 per fax rcvd from owner on 09/16-unit is being refurbished & utilities are off. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.
1.1 Living Room/Living Room Present
2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.
1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
1.7 Living Room/Wall Condition
Corner wall damage at entry and hallway area needs repair.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.
1.1 Living Room/Living Room Present
09/18/15-Changed the insp from 09/21 to 10/05-per owner- Dishwasher needs to be fixed. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
1.1 Living Room/Living Room Present
8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
Per owners statement he will be selling the property tenants were evicted and unit is now under complete renovation.

9/1- owner is only available on Fridays for inspection- rescheduled from 9/9 to 9/18/15 9-12pm
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
1. Left burner not working repair or replace.

2. Tenant clean screen vent for overhead fan for proper ventilation.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Knob for stove is missing needs to be replaced.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.

4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.

4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.

3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet on basin.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detector in left bedroom not testing properly.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

2.3 Kitchen/Electrical Hazards
Located next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.

1.1 Living Room/Living Room Present
09/21/15-Pre-Call 2hr prior-415-333-1902-Requested by owner for next re-inspection- M.L

No show @ 1:15 p.m. no one home.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key lock from main bedroom door. Safety hazard.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:12 am Yellow house/fence in the front. Burgundy Chevy Malibu in the driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room open ground outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom door knob needs replacing damage.

4.7 Other Rooms/Wall Condition
Wall needs boarders around the closet.

4.6 Other Rooms/Celing Condition
Bedroom downstairs needs repair from previous leak.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
09/21/15-Changed the insp from 09/23 to 10/05 per owner-attending a Funeral on the 23rd. M.L

No show @ 11:30 am Grey/Blue trim house. Black screen gate also heard some dogs barking on the side of the unit.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

1.1 Living Room/Living Room Present
Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
Owner stated that she had no knowledge about the inspection for this unit on today and needs to have it rescheduled.

unit address is 76 SCENIC

72 belongs to another owner

No entry tenant, was at home but stated she did not receive a notice for today.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.

1.8 Living Room/Floor Condition
Repair damage floors underneath the carpet in the entry and hallway area boards are swelled. Tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Repair both front burners on stove.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for hallway and bedroom light fixture.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All three bedrooms need smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. tenant not home had to reschedule.

08/04/15-Pre-Call 30m prior-Bill-408-888-7353 or George 510-610-5076 -Gated complex. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.7 Other Rooms/Wall Condition
Closet rod fell in closet repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
First bedroom missing knob to turn on thermostat.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in family room.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 1hr prior-707-280-5720-John Palmer-Changed the insp from 09/24 to 10/07 per owner-needs extra time-maintenance person got sick- M.L

08/10/15- Pre-Call 30m prior-510-799-1916. Changed the insp from 08/17 to 08/24- Owner has a Doctors apt he cannot miss on the 17th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Replace GFI NOT TESTING.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Repair or cover hallway light switch.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

1.8 Living Room/Floor Condition
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.
1.8 Living Room/Floor Condition
Tenant has not removed the items away from the unit and unable to access the stove burners items on the top of the stove preventing access.

Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout.
2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.
4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.
8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.
8.8 General Health and Safety/Elevators
Elevator not working repair or replace.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.
1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.3 Living Room/Electrical Hazards
Living and dining room area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Not completed yet. Rear backdoor remove keyed deadbolt lock and replace with a thumb turn style lock. Egress hazard

1.1 Living Room/Living Room Present
Pre-call: 510-860-5353 or 510-620-9818
** PLEASE INSPECT AFTER 3:30PM ON 10/5/15**

08/12/15- Pre-Call 30m prior- 510-620-9818. Changed the insp from 09/09 to 08/31-Per owner-tenant is not available on the 9th. M.L

2.3 Kitchen/Electrical Hazards
1. Replace missing outlet coverplates.

2. Replace GFI in kitchen not testing as design.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
09/23/15-Correct address is 315 S 13th St- Changed insp date from 09/28 to 10/09 per owner-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/09 per owners request-tenant only available on Fridays. M.L

08/20/15- Correct address is 315 S 13th St -please disregard other address -being remodeled. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front and rear burner not working repair or replace.

2. Knob for stove is missing repair or replace.

3. Overhead fan is missing light fixture, exposed wires hanging down, also screen is greasy and dirty clean or replace.

1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 09/28 to 10/14 per owners request-tenant only available on Wednesdays. M.L

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to TV but check all three prong outlets).

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.

4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.

8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.

1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366
No show @ 11:45 a.m. no one present for the inspection. Brown units.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Cover vent hole particles are falling onto the refrigerator.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom wall has peeling paint and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Living room missing smoke detector one needs to be outside sleeping bedrooms.
4.7 Other Rooms/Wall Condition
Bedroom wall has extensive peeling paint and needs to be repainted entire room.
8.1 General Health and Safety/Access to Unit
Front door hard to open needs repair.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
09/23/15-Pre call 510-236-8366 requested-Bartels-Changed the insp from 10/12 to 10/13-office closed on 10/12. M.L

9-8-15-CH- Pre call 510-236-8366

No show @ 11:45 a.m. no one present for the inspection. Brown units.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs to be repainted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the couch check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Stove isnt working properly/oven and has large cracks on the side. No longer safe needs to be replaced.

2. Tenant clean or owner replace screen vent for overhead exhaust fan and clean the top of the hood free from grease.
2.3 Kitchen/Electrical Hazards
Replace missing cover plate next to the refrigerator for outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken needs replacing cut hazard 2nd fail.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
2nd no show @ 10:30 a.m.

No show @ 9:15 a.m. White house/grey. No answer
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
1.1 Living Room/Living Room Present
09/23/15-Changed the insp from 10/19 to 10/08 per owner- will be out of town on 10/19. M.L
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms.
2.3 Kitchen/Electrical Hazards
Location next to refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Water heater needs one more strap: Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
This inspection is for unit #1332

1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-508-2283- Owner called-inspect 1344 Monterey St instead -He lives on 1346. M.L

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

1.3 Living Room/Electrical Hazards
2nd fail 09/23/2015 no work completed. Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

1.1 Living Room/Living Room Present
07/30/15-Pre-Call 30m prior-510-734-6717- Changed the insp from 08/03 to 08/19- Carpets being replaced. Needed extra time. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-222-2008- Changed the insp from 08/10 to 08/19-The owner is painting the unit. M.L

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check water heater, I need to check at next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut vegetation front and backyard.

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

1.1 Living Room/Living Room Present
Pre-call: 415-271-7189

7/23- owner will not be in town need to re-schedule from 8/4/15 to 8/20/15 14pm

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
Tenant was home but did not speak English and owner was not present 2:35 p.m.

Pre call 30min prior (510) 236-5249

No show @ 1:00 pm orange house. Window was open black security gate. No answer.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.
4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.
1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-559-7800- Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Tenant had no notice no entry.

No show @ 2:25 p.m. tenant was home but said they did not receive any notice.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. tenant was home but did not receive a notice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat.
1.1 Living Room/Living Room Present
No show @ 2:55 p.m. no answer.

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
09/08/15- Pre-Call 30m prior-510-222-2008-Changed the insp from 09/10 to 09/23 per owner-has another insp the same day- 2930 JoAnn Dr. M.L

08/07/15-Pre-Call 30m prior-510-222-2008 to meet with the owner. M.L
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair wall damage located next to the washer.
1.7 Living Room/Wall Condition
Unfinished wall exposed electrical outlets. Under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom trip hazard.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.3 Living Room/Electrical Hazards
Exposed outlets in unit. It is under rehab also wall is unfinished.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

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1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.7 Living Room/Wall Condition
Unfinished wall beams exposed, currently under rehab.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

8.8 General Health and Safety/Elevators
Elevator gets stuck in between floors and needs to be repaired.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. 3 smoke detectors missing.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

4.6 Other Rooms/Celing Condition
Unit is in rehab and walls/ceilings are unfinished and being worked on, will need to re-inspect at next inspection.

1.1 Living Room/Living Room Present
09/24/2015, Moe the maintenance manager said he had no notice about the inspections for today and the tenants werent notified.

2.10 Kitchen/Stove or Range with Oven
Repair left burner on stove not working.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Replace all batteries in smoke detectors or replace.

4.4 Other Rooms/Security
Left bedroom door frame damage needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. (Crooked).

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner not working repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. (Handle broken).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damage needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Change batteries in all smoke detectors.
7.4 Heating and Plumbing/Water Heater
Hot water heater not providing hot water repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector and carbon monoxide detector outside sleeping rooms.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to microwave oven.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install smoke detectors to each bedroom.

2. Install a carbon monoxide detector inside the den area.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom located next to heater: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (hot neutral reverse).
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Exhaust Vent.
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.
1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.
1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.1 Living Room/Living Room Present
09/25/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. Changed the insp from 10/12 to 10/26 per owner-needs a couple of weeks to finish repairs. M.L

08/20/15-Pre-Call 30m prior-510-685-7212 or 510-724-3221. M.L

No show @ 1:05 p.m. brown house no answer.

1.3 Living Room/Electrical Hazards
Entry light not working needs to be replaced.

1.8 Living Room/Floor Condition
Large gap between the carpet and tile before entry to the kitchen, needs a threshold, large gap poses a tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor has holes in the linoleum throughout and needs replacing (entire floor).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Main Bathroom Inside the bedroom: Sink Facuet needs replacement. Not secure.

2. 2nd Bathroom: The wash basin is missing or deteriorated. This represents a major defect which must be corrected. (Large rust stains all over basin).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet missing cover plate needs to be replaced.

4.8 Other Rooms/Floor Condition
Carpet is damaged throughout the unit and torn carpet at the door entry of the center bedroom. Poses a trip hazard owner states cat ripped it up. Carpet should be replaced throughout the unit more than 10yrs old.

4.4 Other Rooms/Security
Left bedroom has excessive clutter which poses a egress escape and must be cleared out and a path made. Also remove unneeded items.

1.7 Living Room/Wall Condition
Complete repair in living room previous wall repair unfinished.

2.10 Kitchen/Stove or Range with Oven
Overhead fan light is not working bulb needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Laundry room/hot water heater location: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas was off at time of inspection. I will recheck on next inspection. Owner is currently refurbishing the entire unit.

1.1 Living Room/Living Room Present
pre-call: 707-731-7915

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ent. Steps = Concrete Damaged.

2. Handrail is loose needs to be repaired on the right side.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom and rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install two earthquake straps for hot water heater.

1.1 Living Room/Living Room Present
8/25/15 Pre call 510-233-1204

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Left and right bedroom: Install a smoke detector for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. 2nd fail: Install two smoke detectors one for each bedroom.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Outside sleeping rooms).

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Repair gate on side of house where the tree has grown up against the wall of the house.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn style deadbolt lock. It currently has a pad lock that prevents an egress escape in case of an emergency.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.1 Living Room/Living Room Present
08/25/15- Pre-Call 30m prior- 510-882-0682 -owners request. M.L

4.10 Other Rooms/Smoke Detectors
Install three (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater flammable also clutter/clothes etc.

1.1 Living Room/Living Room Present
I gave the owner a pre call early in the morning but the person who answered the telephone was a Spanish speaking person. I then went to the unit but no one came to the door.

08/20/15- Pre-Call 30m prior-510-222-7271-Changed the insp from 08/25 to 09/08/15. Owner needs more time to get the unit ready. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-604-6002. Changed the insp from 08/17 to 08/24 per owner-tenant not available on the 17th. M.L
9/10- spoke with O- tenant needs to resched again- will be available on 9/25/15 11-2pm

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one came to the door. There is a white security gate and the door was open but no one replied when I call out. Grey units left side.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15

1.8 Living Room/Floor Condition
Carpet is badly worn and damaged throughout and needs replacing.

2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry tenant did not have notice @ 10:20 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
2.3 Kitchen/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No entry @ 10:25 a.m.

9/28/15 - per MPetragallo, move from 10/2/15 to 9/28/15
1.3 Living Room/Electrical Hazards
1. Replace all missing light globe covers for all light fixtures.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing globe covers for light fixtures.
8.2 General Health and Safety/Exits
Remove double keyed deadbolt from backdoor and replace it with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector needs a battery repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside unit.

2. Install a smoke detector inside main bedroom/replace.

3. Hallway smoke detector need a battery or replace.

1.1 Living Room/Living Room Present
8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Replace broken tile on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed cylinder lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/10/15-Pre-Call 30m prior- 510-233-5935. Changed the insp from 08/12 to 08/28 -Owner requested extra time to repair unit. M.L

3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.

4.10 Other Rooms/Smoke Detectors
Install 3 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Repair torn screen vents on side of the house and next to the basement.

2.4 Kitchen/Security
Kitchen door needs a strike plate.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom outlet missing cover plate.

4.4 Other Rooms/Security
Center rear bedroom door is missing strike plate.

4.7 Other Rooms/Wall Condition
Put glass closet door on track.

1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFIs in kitchen not testing correctly needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

4.4 Other Rooms/Security
Remove keyed lock from bedroom door.

4.10 Other Rooms/Smoke Detectors
Cover exposed wires in hallway where previous smoke detector/hard wired was located.

3.3 Bathroom/Electrical Hazards
GFI in bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The unit is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Located in the babies room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover plate is missing for wall outlet needs to be replaced next to the hot water heater.

1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and vent screen for fan.

1.1 Living Room/Living Room Present
Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923

1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923. Other property is 963 37th ST.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1.Two burners on stove not working repair or replace.

2. Oven broiler non-op repair or replace.

3. Patch and cover exposed wires where old overhead fan was previously.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Rear right bedroom doorframe is damage and needs repair.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector inside the hallway.

4.7 Other Rooms/Wall Condition
Closet doors off track repair or remove.

4.4 Other Rooms/Security
Rear left bedroom is missing a door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non- op repair or replace.

2. Reinstall carbon monoxide detector tenant removed.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for stove very greasy.

4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.4 Living Room/Security
Patio door has discoloration around frame needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean hood filter for overhead fan on stove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
1. Replace or clean hood filter for overhead fan on stove.

2. Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector down needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs resurfacing.

4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.

3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.7 Kitchen/Wall Condition
Kitchen drawers are all off track and needs repair.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.

3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs cleaning or replacing very greasy.

4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Front burner not working repair or replace.

2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front security gate screen is torn cut hazard repair or replace.
1.1 Living Room/Living Room Present
Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Remove foil paper from burners.

2. Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
09/30/15-Pre-Call 30m prior-510-301-2649 requested by owner. M.L

No show @ 2:55 p.m. no answer.

10/8- owners sister will be showing unit, she just has surgery and need one week to recover- rescheduled inspection from 10/12 to 10/19 11-2pm

Notes: Tenant is moving out soon and owner will be moving back into the unit, per sisters statement.
2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
2.10 Kitchen/Stove or Range with Oven
Hood fan not working repair or replace.
1.1 Living Room/Living Room Present
This is a section 8 unit.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.
1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
This is a section 8 unit.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
1.1 Living Room/Living Room Present
This is a section 8 unit.
3.7 Bathroom/Wall Condition
Walls have discoloration and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
2.10 Kitchen/Stove or Range with Oven
1. All stove burners on stove not working repair or replace.

2. Replace or clean hood filter.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.
1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15- Changed the insp from 10/07 to 10/09-per owner-tenant not available on the 7th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 45m prior-510-542-4844 requested by owner-changed the insp from 10/13 to 10/21-owner out of town on the 13th. M.L

1.1 Living Room/Living Room Present
pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m. no entry for all inspections.

3.3 Bathroom/Electrical Hazards
Broken cover plate on light switch needs replacing.

4.4 Other Rooms/Security
Tenant needs to remove items away from the door entry blocked egress.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

4.10 Other Rooms/Smoke Detectors
Replace missing hallway smoke detector.

4.4 Other Rooms/Security
Master bedroom is missing the door knob needs replacing.

1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Replace broken towel bar cutting hazard.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink needs a stopper.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
3.7 Bathroom/Wall Condition
Repair or replace cove base in first bathroom.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.10 Kitchen/Stove or Range with Oven
Rear and right front burner not working. Repair or replace, also screen vent is dirty and greasy.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
2.12 Kitchen/Sink
Disposal not functioning.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture not working repair or replace.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
4.5 Other Rooms/Window Condition
Tenant clean all window seals all have dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Repair front burner on stove not working.

2. Tenant clean screen vent and stove dirty and greasy.
2.10 Kitchen/Stove or Range with Oven
No stove in kitchen unit is currently under rehab.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen vent on stove for overhead fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Unit is missing 3 smoke detectors. Needs replacing.
4.7 Other Rooms/Wall Condition
Repair hole in hallway possible vermin entry.
4.5 Other Rooms/Window Condition
Tenant clean all window seals inside the unit. Dark discoloration.
1.1 Living Room/Living Room Present
Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairwell banisters needs repainting.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
1.1 Living Room/Living Room Present
This unit is under rehab not ready per management.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
1.1 Living Room/Living Room Present
10/02/15-Changed the insp from 10/12 to 10/13 per owners request-not able to be at the unit on 10/12. M.L

No show @ 9:15 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Next to cat bed/scratch pad: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove knob is broken and needs to be replaced

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in rear bedroom.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-207-1630- Changed the insp from 08/14 to 08/24-The tenant is out of town.M.L

9/14- tenant is out of town- will be back end of Sep. rescheduled from 9/24/15 to 10/2/15 9-12pm.

1.1 Living Room/Living Room Present
pre-call: 510-965-1477

9/16-LAST re-schedule; Rosa- her tenant got sick, did not have access to unit for a couple of days- 1 week extension- 9/25 to 0/2 11-2pm
9-8-15-was granted ext from 9-21-15 to 9-25-15 contractor wont be don til then CH pre-call: 510-965-1477

9/3- spoke with Rosa- her contractor is going to start working on 9/8- need a few more days to complete- Next available date 9/21- Inspection rescheduled from 9/10 to 9/21 1-4PM

4.6 Other Rooms/Celing Condition
Center bedroom: Ceiling has a defect which exposes the tenant to a structural hazard. Ceiling has peeling paint also cracks.

4.7 Other Rooms/Wall Condition
Hallway wall has large cracks that need repairing.

8.2 General Health and Safety/Exits
Backdoor is missing a door knob also has a double sided keyed deadbolt. It must be a thumb turn style lock.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.

1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

4.4 Other Rooms/Security
2nd Fail= Remove key lock from both bedroom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector downstairs.

2. Install a carbon monoxide detector upstairs and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Owner said she did not receive any letter for the inspection scheduled today. Please contact.

1. Pre-call for gate code: 510-414-6973

1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm
1.1 Living Room/Living Room Present
08/19/15-Pre-Call 30m prior-510-943-9702-Changed the insp from 08/27 to 08/31-Owner requested extra time to finish repairs in the unit. M.L
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
4.10 Other Rooms/Smoke Detectors
Install 2 smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.1 Living Room/Living Room Present
08/17/15-Pre-Call 30m prior-510-965-3088. Changed the insp from 08/21 to 08/31-owner has a funeral to attend on the 21st. M.L

No show @ 12:15 p.m. Brown house no answer.
1.7 Living Room/Wall Condition
Living room: Wall has a defect which allows significant drafts to enter the unit.
3.3 Bathroom/Electrical Hazards
GFCI not testing in rear bathroom repair or replace.
8.1 General Health and Safety/Access to Unit
Security front door needs a strike plate.
1.1 Living Room/Living Room Present
08/04/15-Pre-Call 30m prior-510-234-2474- Changed the insp from 08/17 to 08/31-Owner will be out of town until the 26th. M.L
1.1 Living Room/Living Room Present
3rd no show no one at home.
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L
1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior- 510-685-5642. Changed the insp from 08/18 to 08/31- Owner had an emergency and cannot make it on the 18th. M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

Front yard = overgrown grass/weeds

1.1 Living Room/Living Room Present
08/07/15-Pre-Call 30m prior-650-703-6127- Changed the insp from 08/18 to 09/02- Owner needs extra time to get the unit ready. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Two basin sinks need stoppers.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
Eating area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Kitchen door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

4.4 Other Rooms/Security
T.V. Room Entry Door: Deadbolt lock needs to be reversed with the thumb turn style lock on the inside of the kitchen cannot use a key for exit from inside the unit. Safety issue.

1.1 Living Room/Living Room Present
08/07/15- Pre-Call 30m prior-510-932-8295-Changed the insp from 08/11 to 09/2-per owners request-out of town.
2 Units scheduled -M.L

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Outlet testing hot neutral reverse needs repair fire hazard.

1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom downstairs: Basin has peeling paint around the edges of the sink, repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector upstairs needs to be replaced. Not testing as designed.

4.5 Other Rooms/Window Condition
Window frame is separating from the glass repair or replace cut hazard. Located in center bedroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front iron gate has chicken wire that is torn and needs replacing cutting hazard.

2.11 Kitchen/Refrigerator
2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.

4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
pre-call: 510-206-6884

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
1. Bathroom towel bar is damage needs replacing.

2. Shower head needs to be replaced.

3.3 Bathroom/Electrical Hazards
Cover plate for light is cracked needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Entry hallway smoke detector is hanging repair or replace.

4.7 Other Rooms/Wall Condition
Closet doors off track.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater cover is damaged.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs need a handrail more than 4 steps. Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Oven glass busted out and oven is completely damage needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Light switch is cracked/damaged in main bedroom.

4.7 Other Rooms/Wall Condition
All closet doors are off track needs to be repaired.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken repair or replace.

8.1 General Health and Safety/Access to Unit
Front door no security was busted in and the frame is badly damaged.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector inside the bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs have peeling paint on the banister.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Repair hanging smoke detector exposed wires safety issue.

4.4 Other Rooms/Security
Closet doors are off track.

8.1 General Health and Safety/Access to Unit
Front door has been damage from forced entry and the door frame is badly damaged repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from patio.

2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace worn toilet seat.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet seat worn.
3.13 Bathroom/Ventilation
1. Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
3.8 Bathroom/Floor Condition
Floor is buckling and the linoleum needs to be replaced.
4.4 Other Rooms/Security
Repair closet doors in hallway they are off track.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stairs needs handrails/missing.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is broken needs to be replaced.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Door handle for the refrigerator is missing needs to be replaced.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in left bedroom.
8.10 General Health and Safety/Site and Neighborhood Conditions
TENANT: Must remove all clutter on the patio possible infestation problem can occur.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Hardwire smoke detector upstairs in the hallway is missing.
4.4 Other Rooms/Security
Remove key lock from 2nd bedroom door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step going upstairs is very soft underneath and needs repair, trip hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
3.13 Bathroom/Ventilation
Fan not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom is stuck and will not test, needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector downstairs not present at the inspection.
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs is missing in the hallway. Needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector is missing also the hallway needs to be replaced.
4.7 Other Rooms/Wall Condition
Heater cover for heater is damage repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner bent repair or replace.

2. Screen for overhead fan is missing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Replace or repair all smoke detectors in each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

4.4 Other Rooms/Security
Center bedroom is missing the door strike plate.

4.7 Other Rooms/Wall Condition
Hallway closet doors are off track repair or replace.

3.7 Bathroom/Wall Condition
Replace toilet paper holder.

3.4 Bathroom/Security
Door frame damage needs to be repaired.

4.7 Other Rooms/Wall Condition
Closet doors are off track needs repair.

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector non-op repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom door safety hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/04/15-Pre-Call 30m prior-510-778-8260-Gated Complex
use gate code- #2462. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
1. Replace eye element on right rear burner.

2. Rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/10/15- Pre-Call 30m prior-510-223-5726. Changed the insp from 09/04 to 09/09- Owner has a Doctors apt on the 4th. M.L

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-236-2300- Changed the insp from 08/27 to 09/08/15-Owner has a Court date on 08/27/15. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
8/21/15- spoke with Kate- her tenant will be out of town on 8/27/15 need to re-schedule from 8/27/15 to 9/8/15 1-4pm

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L

4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit Breaker Box has exposed wires and needs a cover, electrical possible fire hazard. 2nd fail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working pilot may be off will need to check at re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree in front of unit back from hanging over the fence and entrance. Also front and back of the unit. Ext. = Overgrown Grass/Weeds. (Tree).

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. (Also underneath the house).

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector correctly.

1.1 Living Room/Living Room Present
08/03/15-Pre-Call 30m prior-510-224-0841- Changed the insp from 08/7 to 09/08-Per owners request-Tenant not available for the mth of August. M.L

1.1 Living Room/Living Room Present
08/04/15-Pre-Call 2hrs prior-650-430-2237-owner out of town- Changed the insp from 08/07 to 09/08-Owner will be out of town until September. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector downstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI not testing needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in hallway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-367-7725-Frank-

9/21- spoke with James- his tenant is not going to be available- reschedule from 9/28 to 10/8- wanted an earlier date but nothing open.

09/01/15-Pre-Call 30m prior-510-367-7725-Frank-2 units scheduled. Changed the time frame-to 9-12PM per owner-. M.L
08/05/15-Pre-Call 30m prior-510-367-7725- Frank - 2 units scheduled. M.L
Owner called me close to 12p.m. but I did not know he had been re-scheduled and the time had been changed until too late to meet with owner.

9/14- PM will be out of town- has to be reschedule- 9/25 to 9/28 1-4PM.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom and laundry needs a globe cover for light fixture.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plates for plug outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace broken step on back porch and add a handrail more than 3 steps trip hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front door needs a weather strip.

1.1 Living Room/Living Room Present
3rd no entry tenant said he did not receive any notice at 10:05 a.m.

1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

2.3 Kitchen/Electrical Hazards
GFI located next to dishwasher not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.

8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.

1.1 Living Room/Living Room Present
The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
3rd no show no one home or present for the inspection.

1.1 Living Room/Living Room Present
The manager and I went to the unit to reinspect but the tenant did not open the door when she knocked they were home but refused entry @ 1:50 p.m.

08/31/15- Pre-Call 30m prior-415-678-0880-Changed the insp from 09/02 to 09/17-Owner not able to finish repairs until tenant grants him access. M.L

4.10 Other Rooms/Smoke Detectors
1. All smoke detectors non-op.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. owner could not make it for the inspection and the tenant was not home.

09/03/15-Pre-Call 30m prior-510-387-6999.Changed the insp from 09/08 to 09/17 per owner-needs extra time to finish repairs. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install (3) carbon monoxide detectors one for the basement, one upstairs and one downstairs inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. address on mailbox is #510 and on the door #508.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. yellow Ford F-150 in driveway no answer.

2.3 Kitchen/Electrical Hazards
Plug outlet in kitchen is loose and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No entry owner did not have the key to enter the unit @ 11:15 a.m.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

1.1 Living Room/Living Room Present
Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
10/09/15-Please inspect 520 Mc Laughlin St #2- Changed the insp from 10/27 to 10/12 per owners request-owner not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15- Please inspect 520 Mc Laughlin St #2-Changed the insp from 10/27 to 10/12 per owner-not available on the 27th. M.L

Please inspect 520 Mc Laughlin St #2

8/5- informed by owner- Kim, we have the wrong address, 516 MC Laughlin St apt 2 is owner occupied. She is currently out of the country, returning end of September- re-schedule from 8/10/15 to 9/28/14 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Kitchen Faucet is missing screen for nasal.

4.3 Other Rooms/Elecrtical Hazards
Bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
08/12/15-Pre-Call 30m prior-510-367-7983.Changed the insp from 08/14 to 09/10- Owner is only available on Thursdays. M.L

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No one home @ 10:04 a.m.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
The tenant was at home and she said she did not know about a re-inspection for today.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside bedroom.

2. Install a carbon monoxide detector inside the unit.

8.1 General Health and Safety/Access to Unit
Front door screen needs repair screen torn.

1.1 Living Room/Living Room Present
8/11- spoke with Betty- shes not going to available for inspection- need to re-sched from 8/18/15 to 9/10/15 1-4pm.

4.4 Other Rooms/Security
Bedroom door damaged repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show @ 10:55 a.m. no one present for the inspection corner yellow house.

9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15- Pre-Call 1hr prior-831-818-4080-owner of town
Changed the insp from 10/14 to 11/2-owner is out of the country until the end of Oct. M.L

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L
No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
Location next to window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.
4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/12/12-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

pre-call: 510-206-6884
Correct address to inspect is 5227 San Jose #C

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly repair or replace with two prong or GFI or ground the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Living room and hallway smoke detector not working repair or replace.

2. Install two new smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884* address to inspect is 5227 San Jose #C*- Changed the insp from 11/2 to 11/06 per owner-out of the country until 11/06. M.L

10/1/15- owner is going out of town from 10/8 to 11/10- need to reschedule inspection from 10/14 to 10/5/15 1-4pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector and carbon monoxide detector upstairs.

1.1 Living Room/Living Room Present
10/12/15-pre-call: 510-206-6884*TIME CHANGE-1-4PM
2 OTHER UNITS SCHEDULED FOR THE SAME TIME FRAME. M.L

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan needs a light bulb and the tenant needs to clean the hood filters for clear ventilation.

2.7 Kitchen/Wall Condition
Repair or paint wall next to the stove where there is heat damage. It should be replaced with a metal sheet to prevent a possible fire the stove is very close to the wall.

4.4 Other Rooms/Security
Remove key locks from both bedroom doors and replace with privacy bedroom locks if a lock is needed.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet. Located next to the TV.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Behind sofa.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside unit.

4.8 Other Rooms/Floor Condition
Replace broken and crack tile in bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair or replace tack strip at front door entry, cutting hazard sharp edges.

1.1 Living Room/Living Room Present
No show @ 1:27 p.m. no one at home.

07/27/15- Changed the insp from 08/06 to 08/19 per owner- tenant out of town until mid August. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector outside sleeping rooms.

2. Install two smoke detectors one for each bedroom/studio room.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located on light switch.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No work completed.

1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Next to kitchen entry.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low needs repair.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/14/15-Pre-Call 30m prior-510-222-4853- Changed the insp from 08/25 to 09/11- Owner has a doctors apt on the 25th. M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2. Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.

2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.

3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 1-1/2hr prior-209-473-2898-out of town
Changed the insp from 08/27 to 09/11-owner has an apt he cannot re-schedule. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.

2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.

4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.

6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.

1.1 Living Room/Living Room Present
10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The tenant was at home but said she did not receive any notice at 10: 10 am

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

4.3 Other Rooms/Elecrtical Hazards
Put a cover over capped off smoke detector in the hallway, hanging wires.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am

1.1 Living Room/Living Room Present
The unit is vacant the owner has not rented it in more than 5yrs he stated.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
2nd Fail: Right rear burner not working repair or replace.

1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.

2.10 Kitchen/Stove or Range with Oven
3rd Fail: Right rear burner not working repair or replace. Tenant stated they were getting a new stove.
1.1 Living Room/Living Room Present
no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.3 Kitchen/Electrical Hazards
1. Dining room missing cover plate needs replacing.

2. GFI not testing.
4.4 Other Rooms/Security
Remove key locks from bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing.
5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.
1.1 Living Room/Living Room Present
No show @ 1:10 pm White house.
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.
4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.
1.1 Living Room/Living Room Present
Owner lives inside this unit. Not a rental.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Remove all key locks from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.

2.10 Kitchen/Stove or Range with Oven
Hood fan has peeling paint.
1.3 Living Room/Electrical Hazards
1. Repair/Replace Wall Electrical Outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.
4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped
5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.
1.8 Living Room/Floor Condition
Tenant clean carpet throughout the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.
1.1 Living Room/Living Room Present
No show @ 1:59 p.m. no answer unit upstairs also spoke to neighbor downstairs to verify the unit.

08/06/15-DO NOT GO TO 712 AMADOR THE CORRECT ADDRESS IS 708 A UPSTAIRS TOWARDS THE STREET. 510-715-9402.Changed the insp from 08/07 to 08/28 -Tenant is out of the country. M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Current one is incorrect must be copper or galvanized steel or cpvc.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
8-28-15 owner call to rescd tenant out of town moved 9-2-15 to 9-15-15 1-4 CH.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not operating repair or replace.

2. Clean screen vent/cover for fan dirty and greasy.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse needs repair. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
08/24/15-Pre-Call 30m prior-510-289-5020. Changed the insp from 08/28 to 09/15-per owner-has a doctors apt he cannot miss. M.L

3.3 Bathroom/Electrical Hazards
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom:
Outlet testing hot neutral reverse, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/24/15- Pre-Call 30m prior-415-846-3955- Changed the insp from 08/26 to 09/15 per owner-work is being done in the unit-requested extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway upstairs repair or replace.

1.1 Living Room/Living Room Present
08/31/15-Pre-Call 30m prior-510-234-4344-Changed the insp from 08/31 to 09/15 per owner-death in the family. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside basement area.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:15 am tenant was at home but stated he received no notice.

8/24 - Per IKuan, reschedule to 10/15/15. NO MORE RESCHEDULES FOR ANY REASON

1.1 Living Room/Living Room Present
08/14/15- Changed the insp from 08/25 to 09/14-per owners request-tenant out of town until the 11th. M.L

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Unable to inspect center bedroom tenant needs to remove key lock from door.

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

1.1 Living Room/Living Room Present
08/17/15- Pre-Call 30m prior-510-541-3358- Changed the insp from 08/25 to 09/14/15- Owner is having eye surgery on the 25th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Overhead fan on stove needs a screen.

2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.

3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall light has a short and needs to be repaired

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

I arrived to the unit but no one was home. I called the owner and she is getting over brain surgery and the tenant would like to be there for the inspection. She called and spoke to someone but doesnt remember who. However she and the tenant will be available on next Wednesday if possible to do both properties. The other address is 527 44th ST.

1.1 Living Room/Living Room Present
The tenant said she is to be inspected 10/30/2015 and not today.

10/19/15-Insp change- 1-4PM Instead -Pre-Call requested-510-332-5624.Tenant not available in the morning. M.L

1.1 Living Room/Living Room Present
The owners sister was there at the last re-inspection and was probably at the rear when I was knocking on the door. She stated she had been waiting for quite sometime in her vehicle in the front of the house. So she is requesting if at all possible that the $63.00 be refunded to her due to the fact the unit is vacant and will be returned to her brother the owner once refurbished.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to pantry also by table in kitchen.
3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector outside sleeping rooms.

2. Bedroom smoke detector not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Art room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside kids room.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.
2.3 Kitchen/Electrical Hazards
Three prong outlet testing hot neutral reverse needs repair.
3.12 Bathroom/Tub or Shower
Tub shower dark discoloration needs to be cleaned and or re-chalked.
4.7 Other Rooms/Wall Condition
1. Main bedroom: Peeling paint on the wall needs to be repainted.

2. Kids room: Peeling paint on the wall needs to be repainted.
4.4 Other Rooms/Security
Peeling paint on bedroom door needs to be repainted.
1.1 Living Room/Living Room Present
Pre-call PM Eric DAY BEFORE to arrange which of the 13 units to start with. 510-233-5000
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in hallway not working repair or replace.
1.1 Living Room/Living Room Present
09/10/15-Pre-Call 30m prior-510-701-2759-M.L

1.7 Living Room/Wall Condition
Living room: Repair wall hole.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean stove and screen vents for fan proper ventilation.
4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Replace smoke detector in hallway.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.7 Other Rooms/Wall Condition
Closet doors off track.
3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.
4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.
3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.
3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.
3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.
1.4 Living Room/Security
Patio door screen torn needs to be replaced.
1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.
4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.
8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.
2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.
4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter very greasy fire hazard.
4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 10/26/15 1-4pm.
Alay
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm
1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.
2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.
1.1 Living Room/Living Room Present

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.
2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home.

No show @ 1:35 p.m. Front iron gate locked no one present for the inspection.

No Entry tenant answered the door but only spoke Spanish and did not understand why I was there.

No show @ 3:45 p.m. no one at home no answer.
1.1 Living Room/Living Room Present
No show @ 9:25 a.m. no one home.

No Show at 12:50 p.m. no one home or present for the inspection.

No show @ 12:15 p.m. White Honda in driveway no one answered the door. Blue/White house.

No show @ 2:50 p.m. Blue house no answer.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
1.1 Living Room/Living Room Present
Pre call 30min 510-501-8108 10/1- Spoke with Janet, needs more time on repairs. Moved from 10/19 to 10/21 9am-12pm
2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #9. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #8. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

Unit needs to be re-inspected tenant has no power to test appliances. Smoke detectors and carbon monoxide detectors are working, manager present for the inspection.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #6. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #1. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #5. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #4. M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit. Switch to unit #3. M.L

1.1 Living Room/Living Room Present
09/17/15-Changed the insp from 09/21 to 10/05-Per owners request-needs extra time to remove carpeting. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Rear bedroom block egress remove clutter/items away from the window.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater at next visit. Unable to access.

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #4 instead.M.L

1.1 Living Room/Living Room Present
10/22/15-This is a section 8 unit- switch to #5 instead.M.L

1.1 Living Room/Living Room Present
Pre-call: 415-847-7896

9/16- owner is going out of town- inspection reschedule from 10/5 to 10/16 1-4PM

08/18/15-Pre-Call 30m prior-415-847-7896-Inspect #B-there is no #D- Changed the insp from 08/26 to 09/1 per owner- cannot be there on the 26th. M.L

4.3 Other Rooms/Elecrtical Hazards
Other bedroom: Damaged outlet presents an electrical hazard.

8.2 General Health and Safety/Exits
Front iron gate has a double sided keyed cylinder deadbolt lock, that needs to be replaced with a thumb turn style deadbolt for safety reasons.

1.1 Living Room/Living Room Present
09/11/15- Pre-Call 30m prior- 510-236-8366 -requested by Bartels. M.L

No show @ 10:00a.m. tenant had no notice.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. Grey Hyundai Elantra in driveway no answer. Gold house/red trim.

Per-call: 510-236-7018

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover expose wires on light switch at entry.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/03/15- Switch to 300 30th St #8 instead- 437 32nd St is a Section 8 Unit. M.L

No show @ 12:35 p.m. brown house/basketball hoop in front of garage no answer.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-510-223-1245. Changed the insp from 09/04 to 09/17-per owner-the part she ordered for the stove did not arrive. M.L

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry; tenant said she had no notice @ 12:40 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.1 Living Room/Living Room Present
08/11/15- Pre-Call 30m prior- 510-236-8366.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show tenant was not home.

09/21/15-Pre-Call 30m prior-510-236-8366-Requested by Bartels. M.L

No show @ 11:35 a.m. no answer property manager present.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the calendar and the refrigerator but check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stairwell needs handrails more than four steps tripping hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/25/15-change inspection from 9/9/15 to 9/23/15 per owner/need extra time for repair. CH
2.10 Kitchen/Stove or Range with Oven
Stove handle broken for oven needs replacing.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

Hallway smoke detector needs a battery or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L
2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector non-op repair or replace.
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
09/04/15-Pre-Call 1hr prior-Mark-510-662-8536. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located on light switch at kitchen entry left side).
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.
1.1 Living Room/Living Room Present
09/14/15- Pre-Call requested 30m prior-510-367-7725-Frank. M.L

No show @ 11:30 a.m. green house.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean screen vent dirty and greasy.

2. All burners on stove not working repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. (Shower head).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Light/globe cover for light fixture needs replacing.

2. 2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Hallway closet is missing door knob.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Cover for crawl space is off the hinge.

2. Replace all torn screen vents on side of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working without a match, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Dark discoloration around tile and tub area needs to be cleaned.

4.10 Other Rooms/Smoke Detectors
Install or repair smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
All bedroom windows: Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one at home.

The owner has specified that this is not a rental for the City of Richmond but a section 8 unit.

No show @ 2:30 p.m. brown house.

This is a section 8 unit.

1.1 Living Room/Living Room Present
4th no entry. The owners name is Francisco Arias phone number is 510-837-1614. He may not be receiving these notices. The tenant has never been told about one.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L
10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom, also a carbon monoxide detector to the unit.

1.1 Living Room/Living Room Present
10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10/26/15- Changed the insp from 11/09 to 11/20 per owner-Prop.Mngr & Owner not available on the 9th. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/26/15- Pre-Call request by owner-30m prior-650-714-7161- 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20
1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.1 Living Room/Living Room Present
11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15-Changed the insp from 11/09 to 10/30 per owners request-Having surgery on the 9th. M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/27/15-Pre-Call 30m prior 510-206-0125 requested by owner. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating. - large cracks in porch and stairs must be filled

Excessive peeling paint on stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L
1.1 Living Room/Living Room Present
8/20- owner will be out of the country. Moved from 8/25 to 9/28 9am-12pm (510) 889-2022
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
1.1 Living Room/Living Room Present
8/10- spoke with Marilyn- she is currently out of town until the end of September- inspection re-sched from 8/18 to 9/28/15 9-12am
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
no show @ 2:20 p.m. no one home yellow unit located in the front.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing needs replacing.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.
1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L
7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.1 Living Room/Living Room Present
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
4.10 Other Rooms/Smoke Detectors
Both bedrooms smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for overhead fan on stove.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing stopper for sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin needs to be re-chalked.
4.4 Other Rooms/Security
Tenant remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink/basin has rust stains and needs to be resurfaced.
3.13 Bathroom/Ventilation
Fan in bathroom has excessive dust that need to be removed.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Clean or replace hood filter very greasy.
2.12 Kitchen/Sink
Disposal not functioning.
3.7 Bathroom/Wall Condition
Towel bar needs replacing, bar is missing.
4.10 Other Rooms/Smoke Detectors
Remove key lock from bedroom door.
2.11 Kitchen/Refrigerator
Gasket is torn repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.7 Other Rooms/Wall Condition
Closet doors off track.
1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.
3.7 Bathroom/Wall Condition
Repair wall/ceiling paint bulking on the sides.
1.1 Living Room/Living Room Present
I did the inspection and the manager said this was a section 8 unit after we had finished. He did not know these were not to be inspected by the City, and will fax over the documentation of all section 8 units that were on the list for inspections from the City of Richmond.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
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2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace drip pans on stove.

2. Replace or clean hood filter.
4.4 Other Rooms/Security
Remove key lock from bedroom door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.
1.3 Living Room/Electrical Hazards
1. Dining room outlet testing hot neutral reverse.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Re-chalk sink.

2. Replace missing stopper for sink.
1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing correctly.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Replace or clean hood filter.

3. Tenant clean oven very greasy and dirty.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No work completed.

08/25/15-Pre-Call 30m prior-510-323-5098- Changed the insp from 08/27 to 09/11-Prop.Mngr will be going out of town until 09/10. M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
1.1 Living Room/Living Room Present
No work completed.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard for GFI outlet.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Back room/porch area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
4.4 Other Rooms/Security
Remove deadbolt from bedroom door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L
1.1 Living Room/Living Room Present
No show @ 11:12 am
2.12 Kitchen/Sink
Disposal not functioning properly.
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.1 Living Room/Living Room Present
No show @ 9:04 a.m. Black Mitsubishi GS in driveway. I rang the door bell knocked more than once. Sat in the front of the house more than 5 minutes calling next appointment and making sure I contacted the office by text, making sure that they were aware of the no show. Later at 2:35 p.m. I received a text from Mary asking if I had gone to the inspection because the owner was waiting. But no one read the text I sent at the time of no show @ 9:04 not to mention I was in the car at lease 5 min. sitting in front of the house 5 feet away and no one arrived nor came to the door.
2.12 Kitchen/Sink
2nd fail 09-14-2015: Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is missing seat.
3.12 Bathroom/Tub or Shower
Downstairs bathroom bathtub is missing drain cover. Bathroom is being remolded.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove.

2. Overhead fan is missing and needs replacing.

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor is damaged and needs replacing.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate is missing a door knob, needs replacing.

8.2 General Health and Safety/Exits
Remove doubled key cylinder lock from backdoor and replace with a thumb turn deadbolt lock.
1.1 Living Room/Living Room Present
Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L
2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.
7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.
1.1 Living Room/Living Room Present
09/03/15-Pre-Call 30m prior-775-750-8143-Changed the insp from 09/16 to 10/02-Needs extra time for exterior repairs. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
House is located on the corner with address number 5030 not #495.
08/27/15-Pre-Call 30m prior-510-526-9661-Unit #495 not 499- Changed the insp from 09/2 to 09/11-owner out of town on the 2nd. M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside basement.
1.1 Living Room/Living Room Present
Owner was present but tenant wasnt home and the owner did not have a key to enter the unit. No entry 2:30 p.m.

08/25/15- Pre-Call 30m prior-510-384-9561. Changed the insp from 09/02 to 09/15. Owner out of town on 09/02. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replaced.
1.1 Living Room/Living Room Present
08/21/15- Pre-Call 30m prior-510-932-1165 to meet with owner at the unit- 2 more units scheduled. M.L
2.11 Kitchen/Refrigerator
I spoke to the owner today and he stated he contacted the City and sent a picture of the newly installed refrigerator and he was told that was sufficient please note. I cannot pass unless authorized.

2nd fail: Refrigerator was being replaced however, it must be inside the unit working in order to check and to pass this item.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to stove and sink area, check all three prong outlets.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
10/13- owner called for an extension- need additional two weeks to complete exterior painting. Reschedule from 10/19 to 11/2 11-2pm.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

2.3 Kitchen/Electrical Hazards
GFI sticks and unable to test needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing needs to be replaced.

3.7 Bathroom/Wall Condition
Repair small hole in wall in the bathroom.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Main bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall next to hot water heater.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-326-0606 or 510-223-8624

10/23/15- Owner just got back in town but hurt her ankle, will not be available for inspection on 10/27/15, resched to 11/2/15 11-2pm.

10/09/15-Pre-Call 30m prior requested-510-223-8624.
Changed the insp from 10/16 to 10/27-Owner is going on vacation-be bck end of Oct. M.L

No show @ 9:40 a.m. no one home nor present for the inspection. Tan units gate was open, I knocked on both doors no answer. Dog bowl in front of unit.

3.3 Bathroom/Electrical Hazards
GFI is stuck and needs replacing.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside one bedroom.

4.8 Other Rooms/Floor Condition
Bedroom entry is missing the threshold.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

4.10 Other Rooms/Smoke Detectors
All (4) bedrooms: install a smoke detector inside sleeping rooms.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L

1.1 Living Room/Living Room Present
11/02/15-Pre-call requested-510-215-1567-Changed insp from 11/12 to 11/30- owners maintenance person is handling another unit at this time. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
1.1 Living Room/Living Room Present
11/03/15-Pre-call requested-510-812-3923-Changed the insp from 11/13 to 11/20-owner out of town until 11/20. M.L

After contacting owner this morning he stated he did not receive any notice for the inspections at both properties. His address is 214 Grenadine Way, Hercules CA 94547. Phone number is 510-812-3923
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway.
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.1 General Health and Safety/Access to Unit
Front security gate is missing door knob needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
Pre-call: 510-525-8724
1.1 Living Room/Living Room Present
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L
11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L
1.1 Living Room/Living Room Present
11/10/15- Pre-Call requested 30m prior-510-684-5364- 2 units scheduled. M.L

11/05/15-Changed the insp from 11/16 to 11/13 per owner- tenant not available on the 16th. M.L

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

8.7 General Health and Safety/Other Interior Hazards
Exterior light fixture is missing the globe cover.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the hood filter on stove very greasy.

3.3 Bathroom/Electrical Hazards
Overhead light fixture is either non-op or needs a bulb also the light fixture over the basin/sink is also missing two bulbs.

3.8 Bathroom/Floor Condition
1. Bathroom #1 has broken tile at the entry that is a cutting hazard and needs repairing.

2. Bathroom #2 has broken tile on the floor throughout that needs replacing/repairing.

3.7 Bathroom/Wall Condition
Walls have dark discoloration that needs to be cleaned and repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.4 Other Rooms/Security
Tenants remove all deadbolt/key locks from bedroom door. You are allowed to have a privacy bedroom lock only.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater will need to check at next inspection.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one present for the inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

1.1 Living Room/Living Room Present
I arrived and knocked on the door at 12:15 p.m. but no answer. There is peeling paint on the walls front and sides, also a torn vent screen that needs replacing.

There was a Burgundy KIA in the driveway. I knocked again but no one came to the door (grey).

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Entry outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.
1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen fan missing filter.
4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.
1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Install a smoke and carbon monoxide detector in bedroom.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one present for inspection. Grey units and red doors.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI on right side of the sink isnt testing, unit is stuck. Repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.
1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified @ 9:45 a.m.

Owner did not have the key to enter the unit 10-08-15.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building no one home.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.
1.1 Living Room/Living Room Present
No show @ 9:23 a.m. no one answered the door.
1.1 Living Room/Living Room Present
No show @ 2:45 neighbor said he was on his way I waited 5 minutes and then left.

No show @ 11:35 a.m. yellow house bull dog in front no access to unit dog barking no one came to the door.
4.10 Other Rooms/Smoke Detectors
No working smoke detectors inside the unit. Repair/replace batteries or replace non working smoke detectors.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light switch is cracked needs replacing.
8.2 General Health and Safety/Exits
1. Back door needs weather stripping.

2. Garage back door is missing the door knob with lock.
1.1 Living Room/Living Room Present
08/21/15-Pre-Call 30m prior-510-719-5826. Changed the insp from 08/25 to 09/08/15- Per owner-tenant going on vacation for 2 weeks. M.L
4.4 Other Rooms/Security
Center rear bedroom locked tenant has to remove key lock and I will need to inspect the room at the re-inspection date. 2nd fail.
1.1 Living Room/Living Room Present
09/29/15-Pre-Call requested by owner-Sonia-510-860-7874. M.L
No show @ 1:20 p.m. no access to enter front iron gate key locked no one present for the inspection green building.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home. Brown corner house.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in small bedroom next to kitchen.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors.
4.3 Other Rooms/Elecrtical Hazards
Location Grey bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair step on back porch dry rot present safety issue.
8.2 General Health and Safety/Exits
Backdoor in dining room: Remove double key deadbolt lock and replace with thumb turn style deadbolt. Fire exit safety hazard.
1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.
1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.10 Other Rooms/Smoke Detectors
1. One smoke detector needed exterior outside sleeping rooms.

2. Other smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.
2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.
3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.
4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Stove was unplugged I will need to recheck at next visit.
2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
Replace all crack tiles in the kitchen cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not flushing properly repair or replace.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some cracks also needs to be repainted.
3.7 Bathroom/Wall Condition
Wall has some damage and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Cover or repair exposed outlet in the 1st bedroom.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.
1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L
1.3 Living Room/Electrical Hazards
1. Living room 1st plug: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. 2nd plug outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.
4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

4.10 Other Rooms/Smoke Detectors
1. Each bedroom needs a smoke detector.

2. Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Faucet Water Pressure Low.

3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove key locks from bedroom door.

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
I will need to check hot water heater on next visit unable to access.

8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan greasy.

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-559-7800

08/03/15-Changed the insp from 08/17 to 08/21 per owner- Tenant is not available for the 17th. M.L

10/21/15- Spoke with Owner- need few more days to complete repair- resched from 10/23 to 11/9/15 9-12pm

1.5 Living Room/Window Condition
Repair broken/cracked window in the front of the house/bedroom window.

2.5 Kitchen/Window Condition
Front window is cracked cutting hazard.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from both bedroom doors. Can have a privacy bedroom lock.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom not testing/stuck.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Pre-call: 510-932-7555

11/10-owner not able to take time off work, already has vacay request for the holiday. Resched from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV

2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap at the bottom.

1.1 Living Room/Living Room Present
A man came to the door and stated this was not a rental unit but family own @ 11:24 a.m.

11/12/15 - owner provided documentation that unit is vacant and being remodeled and will be owner occupied upon completion

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside master bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the stereo.

4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken/cracked concrete in the front yard needs repair, tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

2.12 Kitchen/Sink
Disposal not functioning correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

2.3 Kitchen/Electrical Hazards
Located next to the refrigerator: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working repair or replace.

2. Hood filter very greasy needs to be clean or replaced.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.3 Living Room/Electrical Hazards
Living/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector inside the unit.

2. Hallway smoke detector is testing very low repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one home.
09/16/15-Pre-Call requested-510-776-2665-Jose-Knock hard-tenant works nights. M.L

No show @ 1:15 p.m. Light cream building. The unit is located on the side upstairs. Two parakeets were in the cage at the door.

10/6- spoke with O, tenants not available this Thursday- but have Mon and Tues off- resched from 10/8 to 10/12 9-12pm.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet located next to stove is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms smoke detectors not working repair or replace.

2. Install a smoke detector inside main bedroom.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call requested by owner 1hr prior-408-892-2338- owner lives in San Jose. M.L

2.10 Kitchen/Stove or Range with Oven
Clean hood filter on stove.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
10/12/15- Pre-Call 30m prior-510-406-0717 requested by owner-4 units scheduled. M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

8.1 General Health and Safety/Access to Unit
Security gate missing door knob.

1.1 Living Room/Living Room Present
10/01/15-Pre-Call 30m prior-510-225-5171-request by owner-2 units scheduled. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing Hot Neutral Reverse.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

2.10 Kitchen/Stove or Range with Oven
1. Hood fan not working repair or replace.

2. Oven gaskets torn repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim tree back away from house and entrance.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
1. Backdoor needs a thumb turn deadbolt lock.

2. Backdoor needs weather-stripped

5.3 Secondary Rooms/Electrical Hazards
Storage room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working repair or replace.

2. Replace drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all key locks from bedroom door.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

3.3 Bathroom/Electrical Hazards
GFI not testing.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway not testing.

Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Fuse/Breaker box outside needs a cover plate exposed wires present inside but outside cover is there.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:04 a.m. no one home white VW car in the driveway.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.

2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.

2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.

8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean or replace hood filter for fan on stove.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

2.10 Kitchen/Stove or Range with Oven
Wall next to stove needs a metal/tile/marble on the wall to prevent fire from stove.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

1.6 Living Room/Ceiling Condition
Repair ceiling in the family room.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Install three smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.

8.2 General Health and Safety/Exits
Back door needs to be weather-strip.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

2.10 Kitchen/Stove or Range with Oven
Repair overhead fan for microwave oven over stove.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway light upstairs is hanging and needs repair.

2. Light switch for stairs/hallway isnt operating properly.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove knob.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

4.3 Other Rooms/Elecrtical Hazards
Bedroom #1: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Unable to reach outlet in 2nd bedroom will need to check at next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete at the entry of the unit, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for fan on stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. no one home. Brown units.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. The tenant was leaving when I arrived but was not informed about a inspection for today. Brown units.

1.1 Living Room/Living Room Present
Gate Code: #3590, pre-call: 510-412-3590

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

2.3 Kitchen/Electrical Hazards
Outlet underneath the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
11/09/15-Pre-Call 30m prior requested-510-375-7894-owner requested extra time-special battery had to be ordered. Changed the insp from 11/12 to 11/17. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 415-259-9642

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm

2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing knob for stove.

2. Rear right burner not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The stove has a large crack across the top and needs to be replaced. Owner was present at time of the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer.

1.1 Living Room/Living Room Present
09/22/15-Pre-Call 30m prior requested by owner-510-685-0745-Gated complex-Changed the insp from 10/2 to 10/16-needs time to have tenant clear excessive clutter. M.L

No entry/no show @ 9:35 a.m. no one home.

2.1 Kitchen/Kitchen Area Present
Tenant needs to remove all clutter and boxes away from stove area fire hazard.

4.4 Other Rooms/Security
Tenant must remove excessive clothes and clutter from entire unit as well as make it accessible to check the hot water heater. The tenant has to many items inside the unit which creates a potential fire hazard and it is unsafe for all the other tenants inside the building. Must clean entirely/throughout. (Egress Blocked).

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater/locked. Need to check at next re-inspection.

8.1 General Health and Safety/Access to Unit
Association needs to check all common areas there is dry rot present underneath the floor covering its very soft.

8.8 General Health and Safety/Elevators
Elevator not working repair or replace.

1.1 Living Room/Living Room Present
09/28/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 10/02 to 10/16- Owner needs extra time to finish the repairs. No more re-schedules. M.L

09/10/15-Pre-Call 1hr prior-707-207-3674- Changed the insp from 09/14 to 10/02/15- Owner needs extra time to finish the repairs. M.L

3.3 Bathroom/Electrical Hazards
Replace GFI in bathroom.

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each bedroom and one for the exterior.

2. Install a carbon monoxide detector inside the unit.

4.5 Other Rooms/Window Condition
Replace all iron bars on exterior windows that dont have a breakaway bar. Or remove them completely.

4.3 Other Rooms/Elecrtical Hazards
Right and left bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Light fixture is hanging with exposed wires, fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to many items blocking the heater closet, will need to check at next re-inspection date.

8.1 General Health and Safety/Access to Unit
Front door needs a deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Tenant remove all garbage and debris from the back of the house to the front and the garage (Fire Hazard).

1.1 Living Room/Living Room Present
Owner had no key for the unit.

09/16/15-Pre-Call 30m prior requested-510-210-4029.

No show @ 11:40 a.m. brown units no access and no one present for the inspection.

1.7 Living Room/Wall Condition
Peeling paint on side of wall area next to stove needs repainting.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM

2.10 Kitchen/Stove or Range with Oven
Both rear burners not working repair or replace. Also oven handle is missing.

4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony. Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- 4 units scheduled- M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

08/20/15- Pre-Call -323-828-0714-Anthony.Inspect Unit # B instead- Changed the insp from 08/24 to 09/15-Per Prop.Mngrs request-Not available on the 24th. M.L

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.

1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.4 Living Room/Security
Patio door screen torn needs to be replaced.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Peeling paint on front bedroom wall.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

2.10 Kitchen/Stove or Range with Oven
Two rear burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

8.1 General Health and Safety/Access to Unit
Tenant either replace torn screen which is a cutting hazard or remove.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Bathroom towel bar broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

3.7 Bathroom/Wall Condition
Towel bar is broken/missing cut hazard.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

1.1 Living Room/Living Room Present
09/23/15-Pre-Call 30m prior-510-220-0068 requested-Changed the insp from 09/24 to 10/22-owner got a high estimate for the repairs-needs extra time to have enough funds to finish repairs -No More Re-Schedules. M.L

08/12/15-Pre-Call 30m prior-510-220-0068. Changed the insp from 08/19 to 08/24. Owner is going out of town on the 14th. M.L

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.5 Living Room/Window Condition
All windows: Window must be openable and remain open without props.

2.12 Kitchen/Sink
Leak underneath the sink.

2.3 Kitchen/Electrical Hazards
Outlet damage next to the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Right bedroom window is painted shut.

2. Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Peeling paint on the walls in the hallway.

1.1 Living Room/Living Room Present
10/09/15-Changed the insp from 10/14-to 10/23 per owner needs extra time to prepare the unit. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to stove.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/16/15-Pre-Call 30m prior-510-275-9657-Gate Code A MUST-#5625. Requested by owner. M.L

Cannot enter the gate until owner lets me in or I need to give a pre-call but there is no phone number. Office please check.

Unable to enter gate owner needs to schedule a appointment with a pre-call if this is a address. It is located next to Heritage Senior Apts.

This address has a gate and no one was present to allow me access to the unit.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/10/15-Pre-Call requested 30m prior-510-693-0661-Changed the insp from 11/23 to 11/20-Owner needed earlier date & time. M.L
I called this morning @8:20 a.m. and left a message. I called again after 9:00 a.m. and spoke with someone who knew nothing about the re-inspection but I ask to speak with Sue and was transferred to her voicemail and left a message but no response approx.. 9:15 a.m.

11/04/15-Pre-call 30m prior-510-262-1795-Time change-from 11-2 to 9-12PM-Per Sue- P.Mngmt. M.L

No show @ 1:10 p.m. no one at home.

8/28- Pm Sue and tenant not available, is requesting for a Friday. Reschedule from 8/31/15 to 9/18/15 9-12
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.1 Living Room/Living Room Present
No entry tenant was leaving @ 11:20 a.m. and said to call her husband she did not know about an inspection. Orange color house.

No show @ 9:15 a.m. no one present for the inspection.
1.1 Living Room/Living Room Present
The unit is located in the back of the building.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and tires/garbage from backyard.

1.1 Living Room/Living Room Present
No show no one home @ 10:55 a.m. neighbor next door also said no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry owner had no notice and tenants werent notified.

09/15/15- Pre-Call 30m prior requested-510-685-1607.
Change insp from 09/17 to 10/08 per owner-tenant is not available & she cant take off from work- M.L

No show @ 11:15 a.m. Grey building tenant was home but said she did not receive any notice for today.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room plug outlet has no power.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail on stairs loose needs to be repaired/secured.

1.1 Living Room/Living Room Present
Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

1.1 Living Room/Living Room Present
No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.
4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.
1.1 Living Room/Living Room Present
09/11/15- Changed the insp from 09/18 to 09/24 per owner-not able to be at the unit on the 18th. M.L

11/18/15- owner not able to take time off 11/20- need to reschedule for following week- resched from 11/20/15 to 11/23/15 1-4PM
4.4 Other Rooms/Security
Left bedroom remove key lock from bedroom door.
1.1 Living Room/Living Room Present
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall at back patio door.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.
4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

1.1 Living Room/Living Room Present
No one present for the inspection. I looked through the window and it appears to be vacant @ 10:45 a.m. Grey building, unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

8.2 General Health and Safety/Exits
1. Repair hole in wall next to patio door.

2. Also repaint wall dark discoloration present.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom three prong outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
The tenant came to the front door but stated he was not notified about a inspection for today@ 1:55 p.m. grey house black car in driveway.

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-chalk the bathroom sink.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing.

1.1 Living Room/Living Room Present
Manager had no key tenant changed locked.

1.1 Living Room/Living Room Present
No entry this unit is currently under eviction proceedings, per manager.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
No entry tenant was not ready for the inspection today.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for sink.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
09/30/15-Changed the insp from 10/13 to 10/29 per owners request-out of town until 10/28. M.L
2.3 Kitchen/Electrical Hazards
Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Check outlet in right bedroom for open ground test. Unable to access at the initial inspection.
5.3 Secondary Rooms/Electrical Hazards
Outlet in storage room not testing correctly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove items from around the heater in the back room.
1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.
2.8 Kitchen/Floor Condition
The kitchen floor is very soft and has some torn vinyl in certain areas needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.10 Other Rooms/Smoke Detectors
Living room: Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Security gate door knob not closing secure repair or replace.

2. Repair broken step at entry.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
Garage door needs to be weather stripped also it needs repairing will not close properly.

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

3.12 Bathroom/Tub or Shower
Replace missing toilet tank top.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.

4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 1hr prior-510-701-2862 requested by owner-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 1:55 p.m. The owner lives at 230 Santa FE AVE next door it is not a rental unit. She said she called to reschedule the appointment.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed inside bedroom.

2. Hallway needs a smoke and carbon monoxide detector.

4.4 Other Rooms/Security
Backdoor (French) window pane is broken needs replacing.

1.1 Living Room/Living Room Present
12/01/2015 owner occupied @ 9:30 a.m.

11/12/2015 owner occupied.

Owner lives inside this unit. Not a rental.

1.1 Living Room/Living Room Present
11/16/15-Pre-call for gate code: 510-414-6973-Changed the insp from 11/23 to 12/1 per owner-out of town.M.L

1. Pre-call for gate code: 510-414-6973

Owner said she received no notice.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

2.10 Kitchen/Stove or Range with Oven
Overhead built in microwave not working, handle missing but the vent fan works. Repair/replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture is damage repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs to be re-chalked dark discoloration around the faucet.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in right bedroom.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector one upstairs and one downstairs.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove and fan/screen very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove very greasy.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.
3.3 Bathroom/Electrical Hazards
Center bathroom: GFI not testing needs to be replaced.
1.1 Living Room/Living Room Present
Pre-call; 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

11/4/15- Owners tenant is moving out, does not feel comfortable entering tenants unit while shes moving- need more time for repair after tenant moves- resched from 11/17 to 12/2/15 9-12pm.
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink/basin.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in bedroom.

2. Mount carbon monoxide detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling and needs repair.

2. Ext. = Overgrown Grass/Weeds. Front and back.
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
1. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Family room outlet next to TV: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.
7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
Manager had no key to enter the unit at 9:30 am
1.1 Living Room/Living Room Present
No show @ 11:12 am
4.10 Other Rooms/Smoke Detectors
1. All smoke detectors inside the unit are not working. Repair or replace.

2. Carbon monoxide detector not working repair or replace.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Furnace filter needs to either be cleaned or changed.
1.1 Living Room/Living Room Present
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

Owner said she install the smoke detectors outside the bedrooms like at address 505 S 50th ST. and wanted to reschedule the appointment.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.
2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
I pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. I spoke to the property manager and he said it was to be on another date @ 12:55 p.m. No entry.

10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L

10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L

09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hour pre-call: 707-481-0544, Would like the inspection as close to 4pm as possible

11/17/15- Owner will not be available on the 20th, resched inspection for A Wednesday- 12/2/15 1-4pm. Alay

09/30/15-Changed the insp from 10/8 to 10/21-per the owners daughter request-he is in the Hospital-she cannot present for the insp unless is a Wed. M.L

2nd no show @ 9:05 a.m. tenant was at home but said she did not receive a notice.

3.13 Bathroom/Ventilation
Fan in bathroom not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. I will need to check at next inspection.

1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/3/15- fax received on 11/17/15, cancel inspection for 12/8/15- owner will be selling unit.

10/26/15-Pre-Call requested-510-418-6902-Changed the insp from 10/29 to 11/20-per owner-work is not completed. M.L

10/2- owner is requesting an extension- she is currently waiting on structural contractor, the ceiling/ roofing requires more work then anticipated. resched from 10/5 to 10/29 11-2pm.

1.6 Living Room/Ceiling Condition
Repair hole and damaged ceiling in living and entry way. Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Install three smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m.

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover for light fixture is missing and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

4.4 Other Rooms/Security
Remove key lock from bedroom door no key locks allowed.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17- Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave/vent fan not working repair or replace. The tenant purchased a portable microwave.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

3.3 Bathroom/Electrical Hazards
Replace GFI not testing/stuck.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.8 Bathroom/Floor Condition
Floor is soft underneath possible dry rot needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

3.3 Bathroom/Electrical Hazards
Main bathroom GFI not testing/stuck needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater it was sealed tightly possibly paint. I will need to check at the next re-inspection.

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate for outlet in left bedroom.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

7.4 Heating and Plumbing/Water Heater
1. Natural gas leak or fumes from water heater are to be considered of an EMERGENCY nature and must be corrected immediately. (Flue is off).

2. install discharge pipe, within 6" of floor.

3. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling and walls need repainting dark discoloration.

4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.

4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Dining room outlet testing hot neutral reverse needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector needs to be installed in bedroom upstairs.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter very greasy.

2.3 Kitchen/Electrical Hazards
Outlet next to the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets total (3): Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (Hallway) also a carbon monoxide detector is needed inside the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater no access. I will need to check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean hood filter for fan ventilation.

3.7 Bathroom/Wall Condition
Bathroom walls are dicolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair broken tile pieces in both bathrooms. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe cover for light fixture.

4.6 Other Rooms/Celing Condition
Repair hole in ceiling in kids room.

4.10 Other Rooms/Smoke Detectors
Smoke detector in living room not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlet coverplate is missing.

4.4 Other Rooms/Security
Repair hole in bedroom door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs needs repainting.

4.10 Other Rooms/Smoke Detectors
Hallway and bedroom smoke detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Replace GFI in kitchen not testing as designed.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed top and bottom.

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15- Pre-Call requested-30m prior-510-206-0083 or 510-235-7070- 2 units scheduled. M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.

2.3 Kitchen/Electrical Hazards
Outlet located next to the refrigerator; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.

4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

8.2 General Health and Safety/Exits
Remove double cylinder deadbolt lock from security gate and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

8.2 General Health and Safety/Exits
Remove key double sided deadbolt from backdoor.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Hood filter for overhead fan needs to either be cleaned or replaced.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-325-9811-Changed the insp from 12/02 to 12/08-Owner going out of town-needs extra time in case of flight delays. M.L

11/09/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 11/20 to 12/02-owner is going to be out of town for the Holidays. M.L

10/01/15-Pre-Call 30m prior-510-325-9811 requested by owner- Changed insp from 10/12 to 10/21-owner is going to be out of town on 10/12. M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner needs repair not working.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom cover plate is missing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling repair needs to be completed.

1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Repair/replace broken tile pieces on shower wall.

4.5 Other Rooms/Window Condition
Block egress in right bedroom needs to have access to the window.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the sink and the refrigerator.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile pieces on wall needs replacing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right bedroom).

4.4 Other Rooms/Security
Peeling paint on closet door for hot water heater.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. (Needs one strap).

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris in front and backyard.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).

2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:57 p.m. no one home white/peach house. (This description is not accurate. inspector went to incorrect address)

30 minute precall to 510-526-3833

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

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1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.7 Other Rooms/Wall Condition
Entry and bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.7 Living Room/Wall Condition
Remove sofa off of the heater possible fire hazard, pilot light stays on.

2.10 Kitchen/Stove or Range with Oven
Clean stove and hood filter greasy and dirty.

3.12 Bathroom/Tub or Shower
Tenant clean tub unsanitary condition/dirty.

3.7 Bathroom/Wall Condition
Replace broken/missing towel bar cut hazard.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout unit very dirty and unsanitary.

4.7 Other Rooms/Wall Condition
Both bedroom closet doors off track.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

1.1 Living Room/Living Room Present
No Entry @ 11:15 a.m. property manager Yanira Mendez said she did not receive any notice for these re-inspections today and that she also spoke with Mary yesterday inquiring about the next re-inspections and was told there werent any scheduled. Please check with Mary concerning the manager Yanira Mendez. response.

4.8 Other Rooms/Floor Condition
Tenant clean carpet throughout the unit very dirty/unsanitary.

1.1 Living Room/Living Room Present
pre-call: 510-525-8724

4.3 Other Rooms/Elecrtical Hazards
Both bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 510-525-8724

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.

3. Hallway smoke detector not testing as designed, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing hood filter for overhead fan on stove.

4.10 Other Rooms/Smoke Detectors
Install one smoke detector in bedroom.

Install a smoke detector inside the garage.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track.

1.1 Living Room/Living Room Present
10/27/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms/exterior.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.4 Other Rooms/Security
Remove deadbolt/key lock from bedroom door. Replace with bedroom privacy lock only. Every sleeping room door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd step at the top brick is cracked and needs to be replaced. Tripping hazard.

2.4 Kitchen/Security
Remove double cylinder key lock from backdoor and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom outlet testing hot neutral reverse. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Repair/replace non working smoke detectors in both bedrooms.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to refrigerator.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Damaged outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.
1.1 Living Room/Living Room Present
10/26/15- Pre-Call 30m prior requested-510-558-8899. 2 Units scheduled. M.L
2.8 Kitchen/Floor Condition
Replace missing tack strip at kitchen entry.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (One strap missing).
1.1 Living Room/Living Room Present
10/27/15- 36th Street-Pre-Call requested by owner-510-847-1269- 2 units scheduled. M.L This address/ unit # is 405 not 705.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
1.1 Living Room/Living Room Present
10/14/15-Changed the insp from 10/27 to 11/10 per owner-could not find part-stove-ordered new one. M.L

8/3- spoke with owner- going out of town need to re-schedule from 8/14 to 8/28/15 1-4pm.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace broken light switch not turning on and off as designed.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.2 General Health and Safety/Exits
Remove double key locks from both back doors and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Remove key lock from back door and replace with a thumb turn deadbolt.
1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

11/18/15- owner and tenant will be out of town for the holiday- returning early December- inspection resched from 11/30/15 to 12/10/15 11-2pm. Alay
10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

4.3 Other Rooms/Elecrtical Hazards
Left and right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
2.3 Kitchen/Electrical Hazards
1. GFI not testing, stuck repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
4.10 Other Rooms/Smoke Detectors
1. Repair/replace smoke detector in hallway not testing as designed.

2. Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Owners tenant is going to chemo treatment, and also will not have access during the holiday. Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on each banisters and post that need repainting. apt # 1&2 Also repair broken crack at entry walkway.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
10/29/15-Pre-Call requested 1hr prior-510-688-6411 by owner- Before 1PM if possible. 2 Units scheduled. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet downstairs rocks once you get off. Needs to be stabilized.

4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector upstairs.

2. Install a smoke detector inside master bedroom.

2.10 Kitchen/Stove or Range with Oven
Hood filter needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Downstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Add smoke detector to bedroom downstairs.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock downstairs near backdoor.

2.10 Kitchen/Stove or Range with Oven
Replace hood filter on stove.

2.3 Kitchen/Electrical Hazards
1.Wall outlet near refrigerator: Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Test All.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Downstairs bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the hallway.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector up and downstairs .

4.8 Other Rooms/Floor Condition
Repair 7th step on stairs trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Kids room needs a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in driveway trip hazard.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Remove or replace with break away bars on the bedrooms windows/bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1.Peeling paint on porch needs repainting.

2. Entry walkway has broken concrete that needs repair.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter on stove.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
11/02/15-Pre-call requested by owner-45m prior-510-325-5172 or 510-531-6164-Changed the insp from 11/06 to 11/13-per owner-Extra time to repair unit. M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap needed.
8.2 General Health and Safety/Exits
Back door needs to be weather-strip.
1.1 Living Room/Living Room Present
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout unit

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner wants a pre call 510-508-9510
CH-owner will be out of town from 12-24-15 to 1-15-16 move from 12-30-15 to 1-22-16 time 9-12

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

2.7 Kitchen/Wall Condition
Kitchen cabinet door is missing and needs replacing.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Replace missing screens for all windows.

7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L

1.3 Living Room/Electrical Hazards
Living and dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).

3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor needs to be weather stripped.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling on stairs needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/03/15- Pre-Call requested-510-778-4230-Owner only available on Mondays & Tuesdays-Changed insp from 11/13 to 11/17- M.L
4.10 Other Rooms/Smoke Detectors
1. Install a carbon monoxide detector and smoke detector in hallway.

2. Install two additional smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
1. Hallway outlet and both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.3 Bathroom/Electrical Hazards
Light fixture on ceiling not working

Light on wall has open socket
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room
1.3 Living Room/Electrical Hazards
Open ground by television
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
1/4/16 - no show - per owner, someone would be present at unit for inspection but tenant refused to let the inspector in.
12/22/15- Pre-Call 30m prior-510-326-1291 requested by owner. M.L
I arrived at the unit @ 11:25 a.m. a young man answered and stated he did not know about the re-inspection today.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L
1.3 Living Room/Electrical Hazards
Missing cover for light fixture in the hallway.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove top and screen vents very greasy.

2.12 Kitchen/Sink
Broken tile piece on counter cut hazard.
2.5 Kitchen/Window Condition
Window screen is torn and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
Install 4 smoke detectors one for each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom outlet testing hot neutral reverse.
4.8 Other Rooms/Floor Condition
Rear center bedroom needs a tack strip.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean out garage possible rodent/vermin habitation.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box inside garage is missing its panel and has exposed electrical wires possible fire hazard.
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/28/15-Pre-Call 1hr prior-510-872-5080 requested by owner. M.L

No show I was at the property and realized the owner wanted a pre-call. I spoke to the owner and he said he spoke to someone and rescheduled the appointment because he was not completed with the work. Time of arrival 9:55 a.m. unit located off 9th ST. inside a group of houses.

11/05/15- Pre-Call 45m prior-510-872-5080 requested by owner. M.L
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Handle for the microwave is missing.

2. Clean hood filter for fan.
2.3 Kitchen/Electrical Hazards
Replace GFI located next to the stove not testing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water keeps running needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector outside sleeping rooms.
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim bushes in front of unit.
1.1 Living Room/Living Room Present
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L
1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

1.1 Living Room/Living Room Present
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - no show

No show @ 12:25 p.m. brown house no one home.

10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L

1.4 Living Room/Security
Front screen door is torn/damaged and needs to be repaired / replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged

8.7 General Health and Safety/Other Interior Hazards
All window screens are missing

1.4 Living Room/Security
Repair front door - difficult to open and close

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15 - no show, brown and pink unit

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Repair exhaust fan and light, not working

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, will not test
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame. (deadbolt lock)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
1.1 Living Room/Living Room Present
NO show 10-30-2015 no one home dogs barking at the front gate. No access @ 11:10 a.m.

no show @ 1:40 pm two small dogs in front yard one white the other black. No entry blue house.
2.10 Kitchen/Stove or Range with Oven
Metal plate that mounts onto the burner is missing and pilot will not lite without it needs to be replaced.
2.3 Kitchen/Electrical Hazards
Outlet next to table; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower tempered glass is crack in different places and needs replacing, its a cutting hazard.
3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside #1 bedroom, #2 bedroom smoke detector not testing repair or replace.

2. Install a carbon monoxide detector inside the unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damaged thermostat.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom; Outlet testing hot neutral reverse needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Exterior outlet next to stairs leading up to the patio also testing hot neutral reverse needs to be repaired correctly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace torn vent screens on side of house where hot water heater is located.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. Peach house no answer.

Pre-call: 510-932-7555

11/10-owner not able to take time off work. Rescheduled from 11/20 to 12/7/15 1-4pm. Alay
10/5- owner is not able to take time off work- resched from 10/13 to 10/19 1-4pm.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. Next to TV
2.8 Kitchen/Floor Condition
Kitchen floor has some tears on the linoleum and needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Main bedroom needs a new smoke detector. Old one not testing correctly.

4.8 Other Rooms/Floor Condition
Children need to pick up clothes off the floor and clean room tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint of front porch needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.

11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install four smoke detectors one inside each bedroom.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.
4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.
7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector in unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
2.3 Kitchen/Electrical Hazards
Outlet next to microwave had no power repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building

1.4 Living Room/Security
Front door needs weatherstripping

3.12 Bathroom/Tub or Shower
Recaulk around faucet

4.4 Other Rooms/Security
Remove keyed lock from interior doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway

5.3 Secondary Rooms/Electrical Hazards
Repair light in hall

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed
Repair / replace exhaust fan and install screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Repair light fixture in dining area to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

1.1	Living Room/Living Room Present 12/23/15 no show - white with blue trim
1.1	Living Room/Living Room Present 12/23/15 no show
1.1	Living Room/Living Room Present 12/23/15 - no show
1.1	Living Room/Living Room Present 12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection
1.1	Living Room/Living Room Present 12/23/15 - no show, gray with white trim
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards master - correct hot/neutral reverse in outlet by window and on left wall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
1.6	Living Room/Ceiling Condition Smoke detector not testing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running. (Master bath)
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with brick front
1.1	Living Room/Living Room Present 12/28/15 - no show - brown with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - green with white trim
1.1	Living Room/Living Room Present 12/28/15 - no show - tenant refused entry
1.1	Living Room/Living Room Present correct address is 317 SOUTH Harbour Way
1.1	Living Room/Living Room Present 12/28/15 - no show - blue building upstairs unit
4.3	Other Rooms/Elecrtical Hazards A missing and/or cracked coverplate presents an electrical hazard.
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
3.12	Bathroom/Tub or Shower Remove excessive black discoloration from tub
3.7	Bathroom/Wall Condition Remove excessive black discoloration from walls Repair / remove all peeling paint and repaint as necessary
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector and carbon monoxide detector needed in hall.
1.4	Living Room/Security Repair front door to latch securely and as designed
2.3	Kitchen/Electrical Hazards correct hot/neutral reverse in outlet to right of sink
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
5.4	Secondary Rooms/Other Potential Hazardous Features Install missing smoke detector in hall
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing.
4.3	Other Rooms/Elecrtical Hazards correct hot/neutral reverse in outlets
4.10	Other Rooms/Smoke Detectors Smoke detector and carbon monoxide detector required in hall
3.3	Bathroom/Electrical Hazards Correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .

5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlet to right of sink, not testing

Repair / replace non-functioning outlets on both sides of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, not testing

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. light orange house, peeling paint on the stairs.

8.1 General Health and Safety/Access to Unit
Remove double sided key lock from security gate and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Remove double sided key lock from backdoor, replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector

2.11 Kitchen/Refrigerator
Refrigerator door missing handle.

2.3 Kitchen/Electrical Hazards
Replace missing cover for GFI.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.

3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.

4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.
4.4 Other Rooms/Security
Remove key lock from all bedroom doors.
4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.
7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch
1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.
1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L

2.10 Kitchen/Stove or Range with Oven
1. Fan not functioning repair or replace.

2. Clean or replace hood filter for fan.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Cover switch plate for GFI in bathroom is cracked and needs to be replaced.

4.4 Other Rooms/Security
Unable to check the rear bedroom, tenant remove key lock from door and replace with a privacy bedroom lock if lock is needed.

7.2 Heating and Plumbing/Safety of Heating Equipment
Inadequate heat Source in Unit. Heater thermostat may not be functioning tenant states they have to relight the pilot frequently.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front security gate is torn in several places and is a cutting hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove.

4.10 Other Rooms/Smoke Detectors
1. Right front bedroom replace missing smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Light fixture has one hanging light that is damage and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Hood filter/fan needs cleaning/replace if damaged.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front

1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose
3.5 Bathroom/Window Condition
Window screen is missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
1.4 Living Room/Security
Front door needs weather stripping
5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constantly running faucet
1.1 Living Room/Living Room Present
12/30/15 - no show - gray building
1.1 Living Room/Living Room Present
12/30/15 no show, gray building
1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim
1.1 Living Room/Living Room Present
12/30/15 - no show
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
dining room light not working
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
4.7 Other Rooms/Wall Condition
Repair wall under window
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing hood filter on stove.

2.Right side front and rear burners not testing repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector downstairs not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All four bedroom; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key lock from bedroom door/location computer room.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-510-213-4482 requested by owner. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Front bedroom smoke detector not working repair or replace.

4.4 Other Rooms/Security
Remove key lock from bedroom door.

4.7 Other Rooms/Wall Condition
Center bedroom has peeling paint on walls and needs repair/repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater inaccessible at inspection, (It will need), Earthquake straps top and bottom, discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/09/15-Changed the insp from 11/12 to 12/02-per owners request-need extra time to get unit ready-owner is elderly. M.L

2.3 Kitchen/Electrical Hazards
Outlet next to the stove; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Each bedroom walls have discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working also the cover is bent and needs to be replace.

1.1 Living Room/Living Room Present
11/02/15- Pre-Call requested-1hr prior-925-754-8863-Insp after 12PM- Changed insp from 11/13 to 12/2- Unit not ready-owner requested extra time. M.L

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom located next to the garage.

8.1 General Health and Safety/Access to Unit
Remove/replace imitation grass on front porch, its torn and is a trip hazard.

1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-510-236-8366 requested by Bartels. M.L

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner not working repair or replace.

2. Stove needs to be cleaned very greasy.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base/rocks.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in 2nd bedroom.

2. Mount carbon monoxide detector properly.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/28/15- Pre-Call requested by owner- 30m prior-510-528-3311-2 Units-Changed the insp from 11/10 to 11/17-Tenant needs time to recover from surgery. M.L

12/4/15- owner requesting for extension, his contractor is currently booked throughout the year, he will be looking for another- extension granted from 12/18/15 to 1/4/15 9-12pm.

3.3 Bathroom/Electrical Hazards
Replace GFI in the bathroom, stuck and will not test.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

1.1 Living Room/Living Room Present
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. M.L

4.10 Other Rooms/Smoke Detectors
Front & Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet located by backdoor: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. white house I pre called the number given 30 min. and was told it was the wrong number by the lady that answered. I went to each property the other was 4721 Hershey CT @ 11:35 a.m.

10/13/15-Pre-Call 30m prior-510-326-1291-Changed the insp from 10/16 to 10/30-owner requested extra time to finish repairs. M.L

08/24/15-Pre-Call 30m prior-510-326-1291- Changed the insp from 08/27 to 09/16-per owners request-Tenant & owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Outside sleeping bedrooms/hallway or living room area.

7.4 Heating and Plumbing/Water Heater
I need to check the hot water heater on next visit.

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

1.3 Living Room/Electrical Hazards
Replace missing globe cover for light fixture in the living room.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
GFI in the laundry room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Broken tile on walls taped needs to be removed and replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detectors in both bedrooms not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.8 Bathroom/Floor Condition
Bathroom floor around toilet is very soft underneath possible dry rot present and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

2.10 Kitchen/Stove or Range with Oven
Replace or clean hood filter for fan.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat worn and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing/stuck needs replacing.

3.7 Bathroom/Wall Condition
Boarder around the shower has rust and needs to be removed.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom ; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove key locks from bedroom doors.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside main bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Both bedrooms: Smoke dectector is missing battery or batteries.
1.1 Living Room/Living Room Present
Gate code: #6545, or call: 415-845-0513 for entry
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 1hr prior-510-329-4116-requested by the owner. M.L

12/3/15- owner needs resched- 12/3/15 to 12/7/15 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right front burner not working also all burner are bent to the right. Repair or replace.
4.4 Other Rooms/Security
TENANT remove/clear all empty boxes and clutter from bedroom. Also make a pathway to the window for exit in case of an emergency. Block egress present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front of the unit and driveway area needs to be repaired.
1.1 Living Room/Living Room Present
The tenant stated they never received any notice @ 10:25 a.m. picked fence in the front.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Main bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).
1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner needs extra time-bathtub may have to be replaced. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.12 Kitchen/Sink
Kitchen sink sprayer for dishes is leaking repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has a large crack at the bottom and is a cutting hazard and should be replaced. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace all: A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace missing screens for all windows.
7.4 Heating and Plumbing/Water Heater
Replace cover for hot water heater.
1.1 Living Room/Living Room Present
12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
1.Hallway smoke detector not working repair or replace.

2. Smoke detectors in bedroom #1 # 2, and master bedroom not working repair or replace.

3. Install a smoke detector in right bedroom.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.4 Living Room/Security
Front door needs weather stripping
5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft
4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door
3.7 Bathroom/Wall Condition
Install missing toilet paper holder
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

1.1 Living Room/Living Room Present
CH-Owner will be out of town from 12-23-15 to 1-4-16
move from 12-23-15 to 1-5-16 time 11-2

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed

4.6 Other Rooms/Celing Condition
Repair ceiling damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L

1.7 Living Room/Wall Condition
Repair wall hole.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
Excessive debris / clutter in living room must be cleaned, fire egress hazard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking

1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

4.7 Other Rooms/Wall Condition
Closet door off track repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

2.10 Kitchen/Stove or Range with Oven
Stove top is damaged rear right burner has a hole in the middle and front and left burner damaged repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-919-0340. INSPECTION MUST BE AT 10AM.

12/3/15 - No entry the front door was open but the security gate was close. I called out for someone to answer about the inspection but no one came. 5 min @ 10:20 a.m.
12/21/15 - gray building, locked gate, no entry

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

1.4 Living Room/Security
Install weatherstripping to left side of front door

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

2.3 Kitchen/Electrical Hazards
Repair / replace ceiling light, not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also (dining room).
2.10 Kitchen/Stove or Range with Oven
Overhead fan has peeling paint present and needs to be refinished or replaced.
3.3 Bathroom/Electrical Hazards
1st bathroom outlet and 2nd master bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/24/15-Pre-Call 30m prior-requested-510-910-6200 or 510-220-5662-Changed the insp from 12/1 to 12/14-Owner out town. M.L
No show@ 1:05 p.m. no one present for the inspection no answer Grey house peeling paint on the porch and banister.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean/replace hood filter for fan ventilation very dirty.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/10/15-Pre-call: 415-259-9642-Time slot changed to 1-4PM Per owners request- M.L

11/4/15- Owner not available for inspection, need reschedule from 11/10 to 11/17/15 11-2pm
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L
1.4 Living Room/Security
install weatherstripping to front door
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed
3.12 Bathroom/Tub or Shower
repair shower doors to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/15/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.
1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
01/16/16 - rescheduled from 2/12 to 1/22. MW
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
1/19 - Rescheduled from 1/21 to 2/9 tenants out of country.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
1/29/16 - owner failed to provide access, stating all three units should be inspected at once. Owner applied for self-certification so ONLY one unit needs to be inspected. If owner wishes all three units to be inspected, additional inspection fees must be paid.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.1 Living Room/Living Room Present
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

1.1 Living Room/Living Room Present
1-20-16Owner is out of town will come back 2-22-16 reschedule from 1-21-16 to 2-23-16-CH
12/3/15- Owner just got back in town, requesting more time for repairs, she will be hiring a contractor. Inspection rescheduled from 12/7/15 to 12/29/15 11-2pm.
12/29/15 - no show - brown building, plants on porch

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
CH-1-21-16 Pre call owner 510-233-3518

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.
1/21/16 - owner now owns three units, this unit cancelled per Self-Cert. has one other unit in compliance as of 1/4/16

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 - no show - gray building

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer. Yellow with brown trim

1.1 Living Room/Living Room Present
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
12/21/15 - PM stated T would be home, but no one home upon arrival
pre called the property management co. and went to the unit. The tenant was home but did not speak English and said he was leaving for work. 12:55 p.m. No entry.
10/26/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/28 to 11/2 per owner-waiting on the carpet. M.L
10/01/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
Changed the insp from 10/14 to 10/28-Renovating the unit-owner needed extra time. M.L
09/28/15-Pre-Call 30m prior-Scott-P.Mngmt-510-223-7777
M.L

2.3 Kitchen/Electrical Hazards
1. Hot neutral reverse outlet next to refrigerator area.

2. Next to sink: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
The unit is being remolded and almost completed. The tub faucets are missing work is near completion.

3.3 Bathroom/Electrical Hazards
1. Bathroom downstairs: Outlet testing hot neutral reverse.

2. Bathroom upstairs: Outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
All four (4) bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/20/16 - no show, brown building
12/21/15 - no show
No show @ 12:25 p.m. brown house no one home.
10/29/15-Changed the insp from 11/02 to 12/02-per owner- refurbishing the unit completely. No Utilities. M.L

7.5 Heating and Plumbing/Water Supply
Unable to inspect due to water being shut off. Needs to be on to complete inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. Brown building on the corner, the front gate was open but no answer when I knocked on the door. I waited 4 min.
12/22/15 - no show - brown building on corner

1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/12/16-Pre-Call 30m prior-415-713-8907-Changed the inspection from 01/22 to 01/20-per owner-requested earlier date-repairs done. M.L

12/18/15-Pre-Call 30m prior-415-663-8705-Changed the insp from 01/04 to 01/22-extra time needed for exterior repairs- M.L
11/20/15-Pre-Call 30m prior-415-713-8907-Changed the insp from12/03 to 12/04-Onwer has an apt scheduled for the 3rd. 2 Units scheduled. M.L

1.7 Living Room/Wall Condition
Discoloration present and needs treated/repaired.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.7 Kitchen/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

2.8 Kitchen/Floor Condition
The floor/linoleum needs replacing has rust and cracks present.
Per MP, this is a pass with comment item. It does not qualify as a fail at this time but may in the future if the damage worsens.

3.8 Bathroom/Floor Condition
Tile around the toilet area needs to be sealed, gap present.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector to bedroom.

2. Replace/repair smoke detector inside living room.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration present and needs to be treated/repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Front porch tree needs to be cut back from the porch and windows/roof.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.
1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

1.4 Living Room/Security
Install weather stripping to front door
3.12 Bathroom/Tub or Shower
Install caps on faucet
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 11:50, yellow with white trim
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove working and two not repair or replace.
2. Clean or replace screen for fan/hood filter.
3.7 Bathroom/Wall Condition
1st bath: Wall damage repair or replace.
4.4 Other Rooms/Security
Remove key locks from bedroom door.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show
1/21/16 - no show at 12:15, yellow with rock at bottom
4.5 Other Rooms/Window Condition
1. Main bedroom, boys room: Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
2.11 Kitchen/Refrigerator
Refrigerator door missing handle.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI is damage needs to be replaced.
3.8 Bathroom/Floor Condition
Floor has been laid but in the process of finishing molding.
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat is missing and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.6 Living Room/Ceiling Condition
Smoke detector is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage. Room is being used as a bedroom and must have a smoke detector.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21/15-Pre-Call requested- 30m prior-510-243-5663
Changed the insp from 12/22 to 01/22-needs extra time to repair bathroom. M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Top of basin is cracked and needs repair or replace cutting hazard (Tenant is going to repair the damage per his statement).
3.3 Bathroom/Electrical Hazards
GFI not testing Stuck.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Both bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
3.13 Bathroom/Ventilation
Back bathroom = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the common area
1.1 Living Room/Living Room Present
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.

1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
Owner wants a pre call 510-508-9510
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable in living room

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located behind TV also dining room cover plate cracked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.1 Living Room/Living Room Present
12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
30 min pre-call 510-734-4033
1/25- Spoke with owner needed to reschedule from 2/11 to 2/22 because he will be out of town. 510-734-4033

1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

1.4 Living Room/Security
Repair front door to latch securely and as designed

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
master - correct hot/neutral reverse in outlet by window and on left wall
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right rear burners to function as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
1.1 Living Room/Living Room Present
1/5/16 no show - dogs loose in yard - no access to door
1.1 Living Room/Living Room Present
The tenant had no notice @ 1:45 p.m.. I went to the side of the house to take a look, however the closet door had screws securing the h/w/h unable to access.
1/5/16 - no show, green with blue trim
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. (1 more strap needed).

1/25/16 - unable to see water heater, door is screwed shut. Owner MUST provide access at next inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building
1.4 Living Room/Security
Install weather stripping to left side of entry door
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.4 Living Room/Security
Install weather stripping to left side of front door
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home grey building unit located upstairs.
1/5/16 - no show
1/25/16 - no show at 11:10am - gray building

1.1 Living Room/Living Room Present
CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate

1.1 Living Room/Living Room Present
12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant was home but stated he did not receive a message from the landlord about a inspection @ 12:05 p.m. Grey house.

1/5/16 - no entry - tenant refused to allow inspector into unit

1/25/16 - tenant refused to allow inspector into unit

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. (Master bath)

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.2 Secondary Rooms/Security
Repair / replace broken garage door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.

1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)
2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
Repair light fixture to function (hall bath)
3.12 Bathroom/Tub or Shower
Recaulk tub. (hall bath)
3.7 Bathroom/Wall Condition
Closet door missing knob (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
1.4 Living Room/Security
Install weather stripping to front door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light switch
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in all bedrooms
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hall.
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
2.3 Kitchen/Electrical Hazards
Outlet to right of refrigerator tests open ground, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
2.10 Kitchen/Stove or Range with Oven
Repair / replace both front burners to function as designed
4.4 Other Rooms/Security
Repair / replace broken door knob
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Overhead fan not working repair or replace.

2. Tenant clean screen for hood filter very greasy.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall by bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
1.4 Living Room/Security
Install weather stripping to front door at bottom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
1/29/16 - no show at 11:50am, brown building
1.1 Living Room/Living Room Present
1/29/16 - no show at 12pm, white with blue trim
2.12 Kitchen/Sink
Garbage disposal missing rubber boot
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped
6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.
1.6 Living Room/Ceiling Condition
Repair hole in ceiling and repair peeling paint
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace outlet by door, testing open ground
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

repair / replace all burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-904-7402 requested by owner. M.L
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Repair light in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install missing cover plate (front porch)
Repair peeling paint in stairway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.2 Other Rooms/Electricity/Illumination
Repair light fixture in hall to function as designed
4.5 Other Rooms/Window Condition
Window has a defect which allows water to leak into unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Hot water heater needs one more strap, two are required top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom; A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-21-15 Owner James would like a pre call 510-396-5878
3.12 Bathroom/Tub or Shower
Recaulk around faucet
4.4 Other Rooms/Security
Remove keyed lock from interior doors.
6.3 Building Exterior/Condition of Roof and Gutters
Repair / replace down spout at front of building
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor needs a threshold/tackstrip.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tan/green house dogs barking no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show
2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.
1.1 Living Room/Living Room Present
2/1/16 - no show at 11:50am, yellow house

No show @ 1:00 p.m. there was a note on the front door stating they contacted the office this morning letting them know no work was completed.
11/23/15-Changed the insp from 11/30 to 12/07 per owner-Handy-man on another project-needs an extra week to be able to finish the repairs for this unit.M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
All four bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous.
repair / replace light

5.2 Secondary Rooms/Security
Back screen door is damaged, repair / replace / remove
5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not operating correctly
1.1 Living Room/Living Room Present
12/16/15-Pre-Call 30m prior-650-892-7628 requested by owner. 2 units scheduled. M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace left and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame. (back door)
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. I pre-called owner and went to the unit but no one present. I received a message later from the owner stating she forgot about the inspection and needs to reschedule.

10/28/15- Pre-Call requested 30m prior-510-207-0826.
Changed the insp from 11/12 to 12/02-tenant will be evicted by 11/23.M.L
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard. (in closet)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage door doesnt close securely
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox lock missing/damaged
8.7 General Health and Safety/Other Interior Hazards
All window screens are missing
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub / shower diverter not working
3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom
4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working
5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
Pre-call 510-734-8052

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

1.1 Living Room/Living Room Present
CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
No access to inspect right bedroom due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - repair ceiling damage

1.1 Living Room/Living Room Present
CH-Owner will be out of town reschedule from 12-23-15 to 1-4-16

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

4.4 Other Rooms/Security
All bedrooms - Remove keyed lock from interior door.
Left bedroom could not be inspected due to locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch - repair / replace landing, soft

2.3 Kitchen/Electrical Hazards
correct hot/neutral reverse in outlet to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install missing smoke detector in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on front porch must be approved for exterior and equipped with a weatherproof cover
1.1 Living Room/Living Room Present
12/08/15-Changed the insp from 12/14 to 12/29-owner needs extra time for repairs. M.L
1.1 Living Room/Living Room Present
12/16 - Spoke with owner could not access unit for repairs because tenant is sick. Rescheduled from 12/18 to 12/29.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
1.1 Living Room/Living Room Present
12/28/15 - no show - blue building upstairs unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
3.3 Bathroom/Electrical Hazards
Correct hot/neutral reverse in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one present for the inspection.

2/2/16 - no show at 1:05pm, white with green trim
2.10 Kitchen/Stove or Range with Oven
Overhead microwave is broken repair or replace or remove.
1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Hood filter/fan needs cleaning/replace if damaged.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The fence/gate left side front of house is dry rotted and needs to be replaced.

2. Right side fence in backyard is falling on tenants side and needs immediate attention.
1.1 Living Room/Living Room Present
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay
12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L
10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.3 Kitchen/Electrical Hazards
Light fixture is missing expose and hanging wires present repair/replace.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.4 Other Rooms/Security
Bedroom door is missing a door knob and locking mechanism repair/replace.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.7 Other Rooms/Wall Condition
Peeling paint on walls needs repair and repainting.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in bedroom is missing its cover repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Both front doors are deteriorating and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
1/13/16- person owner hired is out due to injury- need additional time for repairs- reschedule from 1/22 to 2/3. Alay

12/23/15-Pre-Call 30m prior-510-234-3734-Changed the insp from 01/04 to 01/22-Owner has to hire an Electrian to finish repairs-M.L

10/27/15- Pre-Call requested- 45m prior-415-586-3000-
Changed the inspection from 11/05 to 12/2-waiting on windows- M.L

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
1/4/16 - no show - pink and white, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector inside living room not testing repair or replace.

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/28/15- Pre-Call 1hr prior-415-533-7804 requested-2 units scheduled. M.L

1.1 Living Room/Living Room Present
12/29/15- Pre-Call requested-30m prior-510-332-5506. 2 Units scheduled. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
dining room light not working

1.4 Living Room/Security
Front door needs weather stripping

5.4 Secondary Rooms/Other Potential Hazardous Features
Kitchen - smoke detector not testing
Garage - smoke detector and carbon monoxide detector needed

1.1 Living Room/Living Room Present
10/30/15-Pre-call requested-925-586-3751-Changed the insp from 11/09 to 12/02-owner has to work on the 9th. M.L

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlet in right bedroom will need to check at next inspection. Also missing cover plates.

Replace all missing cover plates and outlet plates throughout unit.

1.1 Living Room/Living Room Present
Pre-call: 510-231-0824

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

3.12 Bathroom/Tub or Shower
Remove excessive black discoloration from tub

3.7 Bathroom/Wall Condition
Remove excessive black discoloration from walls
Repair / remove all peeling paint and repaint as necessary

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector and carbon monoxide detector needed in hall.

1.1 Living Room/Living Room Present
01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
1.1 Living Room/Living Room Present
pre-call to 510-525-8323 or 510-612-3365
UNIT CHANGE** Please inspect 5709 Bayview instead**

1/19/16 - Spoke with Ed the owner and he requested apre-call to 510-525-8323 or 510-612-3365 - Thanks, Roberta
2/5/16- confirmed with owner to change inspect to 5709 Bayview, tenant in 1122 S 57th St not avaible. Alay
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L
11/20/15-Changed the insp from 11/24 to 01/05/16 per owner- just had surgery-needs time to recover. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Leaking
4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
CH-1-7-16-Owner requested reschedule stove is on back order change from 1-11-16 to 2-4-16 pre call 925-980-4802

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

No one at home or present for the inspection @ 1:05 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom not working repair or replace.

1.1 Living Room/Living Room Present

12/18/15-Pre-Call requested-925-980-4802-Changed the insp from 12/22 to 01/11-per owner-Stove has to be replaced- M.L

Tenant was leaving home and said she did not receive any notice @ 1:00 p.m. Brown units.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector upstairs and downstairs.

1.1 Living Room/Living Room Present
01/12/16-Changed the inspection from 01/20 to 02/04 per owner-remodeling the bathroom. M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/24/15-Pre-Call requested by owner-45m prior-510-507-2541-2 units scheduled. M.L

11/20/15-Changed the insp from 11/24 to 01/05/16 per owner-just had surgery-needs time to recover. M.L

4.10 Other Rooms/Smoke Detectors
All bedrooms - install smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall - Smoke detector not functioning properly

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry

1.7 Living Room/Wall Condition
Repair wall hole.

2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Outlets throughout unit test as open ground. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.6 Other Rooms/Celing Condition
Repair ceiling damage
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint as needed
1.1 Living Room/Living Room Present
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897
1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L
2.3 Kitchen/Electrical Hazards
Outlet by refrigerator not working, repair / replace
3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet
4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.
1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first
1.3 Living Room/Electrical Hazards
Repair / replace outlets, testing hot/neutral reverse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
1.7 Living Room/Wall Condition
Repair wall hole.
2.12 Kitchen/Sink
replace rubber boot for garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.7 Other Rooms/Wall Condition
Install missing sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly and missing carbon monoxide detector- 1st floor hall.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

3.4 Bathroom/Security
Install missing trim to master bath door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
1.4 Living Room/Security
install weather stripping to left side of front door
4.4 Other Rooms/Security
Unable to inspect room due to locked door.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, testing as open ground
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function
4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
Remove double keyed deadbolt from front door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)
4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors
4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan
2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.4 Living Room/Security
Front door knob is loose
1.4 Living Room/Security
Install weather stripping to front door
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door
2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

1.4 Living Room/Security
Install weather stripping to right side of front door

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)

3.3 Bathroom/Electrical Hazards
Repair / replace broken light switch in back bathroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall by door and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/01/16-Changed the inspection from 02/03 to 02/09-Per owner-Needs extra time for Electrical work-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

2.12 Kitchen/Sink
Water pressure is too low and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is too low and needs to be repaired.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in left bedroom.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom wall discolored and needs to be cleaned and repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch.

1.4 Living Room/Security
Install weather stripping to left side of front door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (downstairs bath)

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)

4.7 Other Rooms/Wall Condition
Repair wall hole by door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink, not testing as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

3.7 Bathroom/Wall Condition
Repair wall hole.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L

12/23/15 - no show, gray with white trim
1/21/16 - no show at 10:15am, gray with white trim
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior- 510-233-7232-requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-375-0866
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L

11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.

12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site

1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
02/11/16- Pre-call: 510-231-0824-Changed inspection time-per owner-from AM to PM. M.L

1/25/16- owner is requesting for afternoon inspection- resched from 2/2 to 2/3/16 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:15pm, gray with green trim

1.1 Living Room/Living Room Present
2/10/16 - no show at 1:20pm, gray with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Repair / replace left rear burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and left rear burners to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped or missing on kitchen sink. (hot water knob)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.3 Kitchen/Electrical Hazards
Repair /replace outlet to right of sink, testing open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides of sink, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/03 to 02/11-Owner requested earlier inspection- M.L
CH-1-22-16-Owner would like a pre call 510-215-7187 has tow units that day need to know what one will be first
1/29/16 - no show at 11:30. pre-call to owner, no answer. Two additional calls to owner upon arrival, no answer.
Yellow with brown trim

3.7 Bathroom/Wall Condition
Remove excessive discoloration from walls and ceiling and repaint as needed (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect room due to locked door.

1.1 Living Room/Living Room Present
02/08/16-02/08/16-Pre-Call 30m prior-510-798-7918-Changed the insp from 03/02 to 02/11-Owner requested earlier inspection- M.L

CH-1-22-16-Owner would like a pre call 510-215-7187 has two units that day need to know what one will be first

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace outlets, testing hot/neutral reverse

1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly

3.7 Bathroom/Wall Condition
Replace missing toilet paper holder in hall bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathroom)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in master bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

3.3 Bathroom/Electrical Hazards
Hall bath - outlet testing hot/neutral reverse

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function as designed (2nd floor hall bath)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFI to right of sink, will not test

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L

1.1 Living Room/Living Room Present
12/18/15-Pre-Call requested-510-697-7305- Changed the insp from 12/21 to 01/11- Owner going out of town until 1st week of January. M.L

2.10 Kitchen/Stove or Range with Oven
repair /replace left front burner to function as designed

3.12 Bathroom/Tub or Shower
repair shower doors to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - Carbon monoxide and smoke detectors not testing, repair / replace

Basement - install carbon monoxide and smoke detectors
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.
4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.
1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/23/15-Pre-Call 30m prior-510-220-1937-Changed the insp from 12/28 to 01/11-owner will be out of town until 01/11- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged wall heater cover
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-2-16- Re-schedule from 2-9-16 to 2-12-16 1-4PM pre call 510-541-3358
11/25/15-Pre-Call 30m prior requested-510-541-3358-Changed insp from 12/3 to 12/18-owner out of town-extra time to finish repairs. M.L
1/22/16 - no show at 10:15, owner stated tenant not home
6.3 Building Exterior/Condition of Roof and Gutters
Repair drain spout in front yard
1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay
4.10 Other Rooms/Smoke Detectors
1. Install (4) smoke detectors one for each sleeping/bedroom/office.

2. Unable to test hallway smoke detector upstairs due to it being too high up in the vaulted ceiling, property manager states it is hardwired but too high to test and could not see green light to verify if it works. A new smoke detector is recommended 4 to 6 inches from the ceiling otherwise the hardwire smoke detector will need to be accessible to test by owner on next visit.
1.1 Living Room/Living Room Present
12/01/15-Changed the insp from 12/07 to 12/22 per owner-needs extra time to finish repairs- M.L
12/22/15 - no show for inspection
1/20/16 - no show, tan with brown trim

1.3 Living Room/Electrical Hazards
Check All: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Wall damage next to the heater that needs repair.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster and sink area.

2.6 Kitchen/Ceiling Condition
Ceiling has some peeling paint that needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. floor is very soft near toilet area possible previous leak.

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.6 Living Room/Ceiling Condition
Smoke detector not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show - tan with green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector, not testing

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed
3.13 Bathroom/Ventilation
Clean exhaust fan, fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call 917-509-3288
1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4
2.10 Kitchen/Stove or Range with Oven
Repair / replace non-functioning kitchen exhaust fan and microwave
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
1.1 Living Room/Living Room Present
02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)
1.1 Living Room/Living Room Present
1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Ho Water.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly .
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Living room - smoke detector not functioning properly
Hall - install carbon monoxide detector
1.1 Living Room/Living Room Present
510-526-5240

1/27/16- owners daughter is on life support, need more time to work on repairs. Inspection resched from 2/2/16 to 2/16/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
repair / replace left front and right rear burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
The water heater must be equipped with a discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)
3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint
3.4 Bathroom/Security
2nd floor - install door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint
4.7 Other Rooms/Wall Condition
Replace missing hall closet door
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Repair / replace damaged door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
No Cold Water at Sink.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Install knobs to back door
2.8 Kitchen/Floor Condition
Repair / replace damaged linoleum by back door
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
3.4 Bathroom/Security
Upstairs - door knob is loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am
2.10 Kitchen/Stove or Range with Oven
Repair / replace missing stove knob
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Sliding door will not open
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.4 Living Room/Security
Install weather strip to left side of front door
4.5 Other Rooms/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1.4 Living Room/Security
Install weather stripping to left and bottom of front door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Install weather stripping to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Install weather strip to right side of front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)

Install weather strip to top of front door

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
Install missing toilet paper holder

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

1.4 Living Room/Security
Install weather strip to right side of front door

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Master - repair / replace outlet - testing hot/neutral reverse

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address

1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs - Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear and right front burners to function as designed

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
12/21/15 - could not get to unit due to road construction

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed. Currently only the left front burner is operational.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/23/15 no show - yellow with white trim

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show - white with blue trim

3.12 Bathroom/Tub or Shower
Install caps on faucet

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 1hr prior-925-783-2838-Changed the inspection from 02/03 to 02/22 per P.Mngr-extra time for repairs. M.L

12/29/15-Pre-Call 30m prior-925-783-2838 requested- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/8/16-tenant out of town reschedule from 2/8/16 to 2/22/16 advise owner can not re-schedule any more after this
12/28/15- tenants are still out of town- resched from 1/5 to 1/11/16 11-2pm. Advised this will be the final reschedule.
12/15/15-Pre-Call requested-510-730-8128-Changed the inspection from 12/21 to 01/05-per owner-tenant not available on the 21st. M.L

3.3 Bathroom/Electrical Hazards
repair / replace non-functioning outlet

4.4 Other Rooms/Security
Remove deadbolt lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Dining room)
1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working
4.4 Other Rooms/Security
Striker plate must work and be securely fastened to door frame.
5.2 Secondary Rooms/Security
Repair / replace back screen door, cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
repair / replace non-functioning garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.
4.4 Other Rooms/Security
Remove keyed lock from all interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house
1.1 Living Room/Living Room Present
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)
3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
1.4 Living Room/Security
Repair / replace / remove front screen door, cut hazard
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168
CH-1-21-16 Pre call owner 510-233-3518
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure to sink
1.1 Living Room/Living Room Present
Pre-call: 510-693-5168

CH-1-21-16 Pre call owner 510-233-3518
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed (testing open ground), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
Install weather stripping to right side of front door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
4.5 Other Rooms/Window Condition
Install screen in left bedroom window
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 415-336-4427

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
02/08/16-Changed the inspection from 02/18 to 02/24-per Prop.Mngr- Needs extra time to finish repairs. M.L
12/21/15- Changed the inspection from 12/23 to 01/05 per owner- tenants son is very sick-M.L
2/4/16 - no show at 10:19am, tenant refused entry
2.12 Kitchen/Sink
replace rubber boot for garbage disposal

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
light by front door needs a bulb and globe cover

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
CH-1-29-16-rescheduled from 2/3/16 to 2/24/16 due to had order windows have not come in yet

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-415-297-2013- Changed the insp from 02/04 to 02/24-Owner has to hire an electrian to fix the wiring in the kitchen for the fan. M.L

12/01/15-Pre-Call 30m prior-415-297-2013-requested- Changed the insp from 12/07 to 12/22-Owner has another unit scheduled for the same day. M.L

12/18/15- owner needs additional time for repairs, was unable to gain access due to tenant changing locks. Resched from 12/22 to 1/5 1-4pm. Alay

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building

1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.
1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
1.4 Living Room/Security
Install weather stripping to right side of front door
3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L
1.3 Living Room/Electrical Hazards
Fixtures must be securely mounted to a junction box.
1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door
2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed
3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039

No show @ 1:50 p.m. no one home. Tan/Green house duplex.
12/21/15 - no show

2.10 Kitchen/Stove or Range with Oven
Install light bulb in open socket over stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in hall by bedroom. All units must be equipped with a carbon monoxide detector.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-432-3039
No show @ 1:45 p.m. tan/green house dogs barking no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. One required in each bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway - smoke detector not functioning
hallway - install carbon monoxide detector

1.1 Living Room/Living Room Present
03/02/16-Pre-call 30m prior-917-509-3288-Owner.

1.4 Living Room/Security
Install weather strip to right side of front door

5.3 Secondary Rooms/Electrical Hazards
Laundry room - A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace damaged sheetrock in laundry room

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

1.1 Living Room/Living Room Present
01/27/16-Pre-Call 30m prior-510-942-9620-Changed the insp from 02/01 to 03/01 per owner-Extra time needed to paint the exterior of the unit-due to weather.M.L

2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate the smoke detector hanging in the hallway and mount it 4 to 6 inches from the ceiling.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration and repaint

5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show - tan building - tenant refused access stating owner had not notified them

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater door screwed shut. Owner must provide access to water heater for inspection.
1.1 Living Room/Living Room Present
12/30/15 - no show - gray with white trim
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with brick front
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Trim overgrown bushes by front porch
1.1 Living Room/Living Room Present
Must pre-call: 415-522-1777

12/28/15 - no show - brown with white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Repair / replace missing parts on quick release mechanism on window bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.7 Bathroom/Wall Condition
Repair wall hole by tub
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Kitchen outlet testing hot/neutral reverse
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
4.4 Other Rooms/Security
Repair / replace broken door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair floor by heater, damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence on right side of unit
1.1 Living Room/Living Room Present
Inspection address is 2328 Maricopa
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground and run at a downward pitch
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right back burners to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.3 Bathroom/Electrical Hazards
repair / replace GFCI outlet, not testing as designed (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.7 Other Rooms/Wall Condition
repair / replace / remove damaged closet door
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present
1.4 Living Room/Security
Install weather stripping to front door.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.3 Kitchen/Electrical Hazards
Install bulb and cover to light fixture over sink
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on steps into building
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
2.3 Kitchen/Electrical Hazards
GFI to right of sink will not test as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-operation light in bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
1.1 Living Room/Living Room Present
2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to function as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled-Fails found-inspection has to stay as scheduled. M.L
Tenant stated this is a section 8 unit and has been inspected this year by the Richmond Housing Authority @ 1:10 p.m. - No proof received

2.10 Kitchen/Stove or Range with Oven
Both left burners not functioning as designed

1.1 Living Room/Living Room Present
01/13/16-Pre-Call 30m prior-510-375-2481-2 units scheduled- M.L
No entry @ 2:20 p.m. tenant stated he did not know about the inspection. Yellow house white pick up truck in the driveway.
12/21/15 - no entry - yellow with white trim, locked gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit.

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector, not testing

6.4 Building Exterior/Condition of Exterior Surfaces
Scrape and repaint all peeling paint on front of house

3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to stay on when GFCI is tripped

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage. Required as room is being used as a bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, currently only one strap in middle

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

1.1 Living Room/Living Room Present
12/07/15-Changed the insp from 12/10 to 12/29 per owner- Needs extra time to finish repairs- M.L

1.1 Living Room/Living Room Present
3/3/16 no show at 11:20am - yellow with white trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

1.3 Living Room/Electrical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
outlet to left of sink testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

4.5 Other Rooms/Window Condition
Install screen in left bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

3.7 Bathroom/Wall Condition
Repair / replace broken mirror in 2nd floor hall bath, cut hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-650-888-5795- A MUST! -M.L

3/3/16 - no show at 1:05, gray with white trim
02/10/16-Changed the inspection from 02/22 to 03/03 per owner-Tenant is not available on the 22nd. M.L
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Pre-call: 510-231-7772

12/11/15- Inspection with be rescheduled from 12/14 to 1/5/15 9-12pm. Alay

No show @ 11:30 a.m. no one answered the door. Blue truck in the driveway, Toyota 4 runner sitting on the front lawn/grass. Red/White/Blue flag in the front of the house.
1.1 Living Room/Living Room Present
Pre-call: 510-919-6367
11/2/15- Contractor cancelled todays apt due to rain- is scheduled to come out following week. Inspection resched from 11/12 to 11/30 11-2pm
12/29/15 - no entry - tenant refused access to inspector
4.4 Other Rooms/Security
Unable to check center bedroom due to it being locked with a key. Remove key lock from door.
1.1 Living Room/Living Room Present
12/17/15- owner is going out of town for two weeks- inspection resched from 12/21/15 to 1/5/15 1-4pm.
1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly on first floor or in middle and left bedrooms
1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim
1.6 Living Room/Ceiling Condition
Smoke detector not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen
5.2 Secondary Rooms/Security
Install weather strip to side and top of back door
1.1 Living Room/Living Room Present
NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
1.1 Living Room/Living Room Present
02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04
Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.7 Other Rooms/Wall Condition
Repair closet doors, off track
3.4 Bathroom/Security
2nd floor - repair pocket door, off track
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detectors in hall upstairs
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture in 2nd floor hall bath to function as designed

Repair / replace GFCI (not testing) in 2nd floor hall bath
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on both levels
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors, one per level
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (on ceiling)

4.6 Other Rooms/Celing Condition
Repair ceiling damage in hall by bedrooms

4.4 Other Rooms/Security
Unable to inspect room due to locked door.

Must remove keyed locks from all bedroom doors

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
Bath. = Exhaust Vent Inoperable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781.
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.8 Living Room/Floor Condition
Repair loose/ lifting linoleum by front door

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

1.4 Living Room/Security
Install weather stripping to front door

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function
5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light
3.3 Bathroom/Electrical Hazards
Repair / replace light fixture to function (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.7 Other Rooms/Wall Condition
Repair wall hole by door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove double keyed deadbolt from left bedroom door, fire egress hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Unit must have a carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install bulb to back porch light
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (master bedroom)
1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm
3.7 Bathroom/Wall Condition
Repair wall hole.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)
1.1 Living Room/Living Room Present
1/22/16 - no show at 1:05pm
12/28/15- advised owner this would be the final reschedule- from 1/4 to 1/22/16 1-4pm.
12/07/15-Changed the insp from 12/10 to 01/04-tenant out of town for a mth-owner not able to get in to do the repairs- M.L
10/29/15-If possible insp after 2.45PM-Changed the insp from 11/09 to 11/10-per owner-for the tenant to be available. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room not functioning properly
1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in back room by kitchen), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap was present at time of inspection

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hall.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors must be present and working in each bedroom and in a common area on each level

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom - only top strap present at time of inspection.

1.1 Living Room/Living Room Present
1 hour Pre-call: 951-545-2669 or 510-524-3160

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard (1st floor bedroom under window)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector in hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

5.2 Secondary Rooms/Security
Install missing knob to back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. (hall bath)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am

3.3 Bathroom/Electrical Hazards
Repair / replace GFT outlet in hall bath, not testing

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (switch for garbage disposal)

3.3 Bathroom/Electrical Hazards
Hall - repair / replace GFCI outlet to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair / replace exhaust fan to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-691-8523

1.4 Living Room/Security
Install weather stripping to front door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlets in living room testing as hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling and repaint as needed

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-965-8083
1-27-16 change the insp from 2-12-16 to 2-8-16 not avil on the 12th
01/20/16-Changed the insp from 02/9 to 02/12-Per owner not available on the 9th- M.L
2/22/16- owner needs afternoon hours- reschedule from 3/8 to 3/9 1-4pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/28/15 - no show - tenant refused entry
2/22/16 - no show at 11:35am, gray with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fax

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
1-21-16 CH-Pre call 30mins B4 510-918-0763
12/30/15 no show, gray building

2/25 - Owner needed to reschedule for convenience; 3/1 to 3/9 9-12. 30 min pre-call 510-918-0763. - ST

1.1 Living Room/Living Room Present
2-29-16-Spoke with owner r/s from 3/4/16 to 3/9/16 has to pick up grandchild from school Pre call 30 min B4 510-932-9595
1/14 - Spoke with owner out of town for business. Moved from 1/22 to 2/4. Notified him this is the FINAL reschedule. MW
12/22/15-Pre-Call 30m prior-510-932-9595- Changed the inspection from 12/28 to 01/22- Owner out of town for the Holidays- M.L

1.4 Living Room/Security
Install weather stripping to right side of front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.

4.4 Other Rooms/Security
Remove keyed locks from all interior doors.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door and replace with a thumb-turn style lock

1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16-Owner is sick-needs extra time. M.L

3/7 - Owner rescheduled insp from 3/17 to 3/9 for tenant convenience. 510-703-9214. - ST

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (all bedrooms and living room)

1.1 Living Room/Living Room Present
2/19/16- owner needs inspection for the morning time frame- resched from 3/2 to 3/9/16 9-12pm. ALay
3/9/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan
4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16
1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42
1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
1.4 Living Room/Security
Install weather stripping to right side of front door
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace

1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.

1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.

1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).

2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.

2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).

2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.

2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

3.6 Bathroom/Ceiling Condition
Repair / replace torn vent screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner/knob to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Currently only strapped at the middle)

2.3 Kitchen/Electrical Hazards
Repair outlet by refrigerator, testing hot/neutral reverse

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace hall bath sink to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace inoperable smoke detector in kitchen/dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in dining room not functioning

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom (only bottom strap present)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both back burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-4-16 Owner wants a Pre call 510-508-1839 Scott

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detectors in living room and hallway not functioning properly
1.1 Living Room/Living Room Present
02/04/16-Pre-Call 1hr prior-415-609-8682 requested by owner. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing in back bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in living room is not functioning properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
Toilet Not Properly Mounted / Loose from Floor Flange.
(Hall bath)
4.3 Other Rooms/Elecrtical Hazards
open electrical, missing light bulb in light
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly AND unit needs a carbon monoxide detector.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/14/16 no show at 1:05, pink with white trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-16 spoke with owner she informed me that the tenants look like they are moving out an if not then she will start eviction process reschedule from 2-22-16 to 3-15-16-mail out notice 2-12-16
Spoke with owner on 1/25/16 and she informed me of an eviction process with the tenants - they are suppose to be moved out by 2/10/16 - re-scheduled from 2/4 to 2/22 - RH

12/10/15-Changed the inspection from 12/21 to 1/05/16 per owners request-out of town. M.L

No show @ 10:40 a.m. green/brown house black security gate. No one home.
2.10 Kitchen/Stove or Range with Oven
Repair / replace - all burners must function as designed
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
4.4 Other Rooms/Security
Remove dead bolt lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
02/08/16-Pre-Call 1hr prior-415-516-8369- owner- 2 units. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a call Pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks on all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-2-8-16 Owner would like a pre call 415-412-5897

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (currently top and middle)

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

4.7 Other Rooms/Wall Condition
Remove excessive discoloration from walls and repaint as needed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector is inoperable or missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/24/16-Pre-Call 2hrs prior-916-799-0217-Changed the insp date from 03/07 to 03/15 per owner-tenant has an apt -Hospital on 03/07. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-710-1626

3/7/16- owner has a medical apt, inspection reschedule from 3/8/16 to 3/15/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

1.1 Living Room/Living Room Present
4th no show tenant was home and said she had just spoke with the landlord and he never mention anything to her about a inspection. So she will notify the owner.

2/17 - Rescheduled insp. date from 3/8 to 3/15 11-4

1.1 Living Room/Living Room Present
02/22/16-Pre-Call 30m prior-510-375-0124-Changed the insp from 03/02 to 03/15-Owner needs extra time for the repairs- M.L

2.10 Kitchen/Stove or Range with Oven
repair / replace exhaust fan to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (bathroom by kitchen)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable (bedroom by kitchen)

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture

Outlet testing open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector and carbon monoxide detector (or one combination detector) in hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

Install / repair oven handle

2.12 Kitchen/Sink
Install plug in hole in top of sink

3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
1/28/16 - unit under construction, no access
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 9-12pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace GFCI to right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
Pre-call: 510-205-3524

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/30/15 - no show, brown with brick in front
1/25/16 - no show at 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Sliding door will not open

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive clutter throughout interior of unit must be cleared to, at minimum, allow an ambulance gurney easy access throughout the unit.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair hole in wall in carport

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.5 Other Rooms/Window Condition
Install window screen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Install weather stripping to right and bottom of back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/12/16- Pre-Call 30m prior-510-468-8462 requested.M.L

CH-re-schedule from 2/8/16 to 2/16/16 11-2PM

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly (2nd floor)

3.6 Bathroom/Ceiling Condition
2nd floor - repair drywall on ceiling and repaint

4.6 Other Rooms/Celing Condition
Repair drywall on hall ceiling and repaint

4.7 Other Rooms/Wall Condition
Replace missing hall closet door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair wall at bottom of stairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back porch - install bulb and cover to light
1.1 Living Room/Living Room Present
02/08/16-Pre-Call 30m prior-510-301-8781 requested by owner. M.L

CH-12-18-15 Owner call reschedule from 12-23-15 to 1-5-16-owner just go notice
1/5/16 - no show, locked gate, brown building
1/25/16 - no show at 11am - locked gate
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
3.4 Bathroom/Security
Upstairs - door knob is loose
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout 2nd floor), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame (deadbolt on front door)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector near front door not functioning properly

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint

4.4 Other Rooms/Security
Remove keyed lock from interior door. Unable to inspect bedroom due to locked door. Access must be provided at next inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail (front entry)

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall)

3.12 Bathroom/Tub or Shower
Master - repair / replace shower doors, off track

4.10 Other Rooms/Smoke Detectors
Master - Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not functioning. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (hall)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convinced; 510-508-4439.- ST

1.1 Living Room/Living Room Present
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience.
510-508-4749

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-415-272-4912-2 units scheduled. M.L

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
3/22/16 - no show, yellow with white trim, dog in yard

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedroom by kitchen. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left front BR)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Repair / replace smoke detector by front door, missing battery

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right rear BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Install screen cover to exhaust fan

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Install missing trim to back door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

1.1 Living Room/Living Room Present
pre-call: 415-309-1248

2/3/16- the PM is going out of town from 9th to 22nd of Feb. inspection rescheduled from 2/11 to 2/23/16 9-12pm. Alay
3/7/16- spoke with Andrew- tenant not available, need a morning inspection- reschedule from 3/24 to 3/23/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

2.10 Kitchen/Stove or Range with Oven
Repair /replace left front burner

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
3/7/16 - no show at 1:10pm, tan building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom light to function

5.3 Secondary Rooms/Electrical Hazards
Repair / replace dining room light

1.1 Living Room/Living Room Present
3/8/16 no show at 1:05pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet testing as open ground, must be grounded or replaced with a GFCI. (left bedroom)

1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
2.10 Kitchen/Stove or Range with Oven
Exhaust fan cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bathrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
4.7 Other Rooms/Wall Condition
Install missing sheetrock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
1.1 Living Room/Living Room Present
03/04/16-Pre-Call 30m prior-510-253-5383-Changed the insp from 03/07 to 03/23-owner is out of town. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
03/09/16-Pre-Call 30m prior-510-222-9150-Changed the inspection from 03/14 to 03/23-another insp scheduled for 3509 May Rd for the same day-M.L

02/02/16-Pre-Call 30m prior 510-222-9150or-510-928-1573-Changed the insp from 02/11 to 02/09 per owners request-unit is ready-M.L

2/3/16- spoke with owner- she tenant will not be available on the 9th- reschedule inspection for 2/11 9-12am
1.1 Living Room/Living Room Present
pre-call: 510-681-5277
3/14/16- inspection reschedule from 3/17 to 3/23 1-4pm- needed an afternoon apt. Alay
5.2 Secondary Rooms/Security
Sliding glass door is broken, repair / replace
1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
3/23/16 - no entry, locked gate, white with blue trim 9:10am
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm
2.3 Kitchen/Electrical Hazards
Repair / replace open ground outlet by stove
3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed
1.1 Living Room/Living Room Present
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning
2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)

2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay

1.1 Living Room/Living Room Present
1/25 spoke with owner moved from 2/9 to 2/22 due to death in the family.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right side of house

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

3.12 Bathroom/Tub or Shower
Install guides to master bath shower doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-510-734-6052-Changed insp from 03/08 thru 03/24-Owner/tenant not available on the 8th- M.L

1.1 Living Room/Living Room Present
03/02/16- Pre-Call 1hr prior-415-260-0870-Changed the inspection from 03/04 to 03/24-Owner is out of town until the 24th. M.L

01/20/16- Pre-Call 1hr prior-415-260-0870-Requested- Changed the insp from 01/29 to 02/03-Owner not available on the 29th. M.L

1.4 Living Room/Security
Repair / replace front screen door, cut hazard

Repair / replace broken front door deadbolt

Install weatherstripping to front door

2.10 Kitchen/Stove or Range with Oven
repair / replace both right burners to function as designed

3.12 Bathroom/Tub or Shower
Repair hole in tub

Repair tub/shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke Detector is missing
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 1 hour prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16

3/15/16-repairs are complete- wants an earlier date- inspection reschedule from 4/6/16 to 3/24/16 9-12pm.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at request from owner from 3/7 to 3/24 9-12; 1 hr pre-call 510-333-2578 - ST
1.1 Living Room/Living Room Present
Pre call 1hr 510-333-2578 Owner has 2 properties in the same time frame.

2/26 - Rescheduled at the request of the owner from 3/7 to 3/24 9-12. 1 hr pre-call 510-333-2578. - ST
1.1 Living Room/Living Room Present
02/03/16-Changed the inspection from 02/08 to 02/23 per owner-tenant not available on the 8th. M.L
1.1 Living Room/Living Room Present
02/03/16- Changed the inspection from 02/08 to 02/24-Per owner-Tenant not available on the 8th.M.L
1.1 Living Room/Living Room Present
02/29/16-Pre-Call 30m prior-415-722-7805 or 415-674-4831-Changed the insp from 03/01 to 03/24-Tenant out of town until the end of the mth-M.L

12/30/15 - no show - brown building
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.3 Secondary Rooms/Electrical Hazards
Throughout - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install one smoke detector and one carbon monoxide detector or a single combination detector in hallway
1.1 Living Room/Living Room Present
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-3-29-16 do inspection in the 9-12 time frame and pre call 30 min prior 510-222-3026 or 510-377-0109

1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)

3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all four burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.4 Bathroom/Security
Replace missing door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
Repair electrical in downstairs bath. Bath light must stay on when GFI is tripped.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair / replace faucet, not functioning as designed

1.7 Living Room/Wall Condition
Repair wall hole.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace hallway light switch

2.10 Kitchen/Stove or Range with Oven
Repair / replace center burner to function as designed

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/28/16 no show at 1:05pm, locked gate

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. (half of door missing)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in two bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Correct hot/neutral reverse wiring in outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/10/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 03/15 to 03/31-Not able to extend the insp any further on the 22nd-Last Re-Schedule- M.L

02/18/16-Pre call 1 HR B4 510-917-6248-Changed the insp from 02/22 to 03/15-Owner needs extra time to repair the unit-M.L

12-31-15 Pre call 1 HR B4 510-917-6248
12-31-15-owner call stating date does not work resched from 1/5/16 to 1/22/16 1-4pm
12/15/15- owner will be out of town, need a mid Jan date. Inspection resched from 12/28 to 1/5/15 1-4pm, will call back if date does not work. Alay
1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-336-4427-Changed the insp from 03/24 to 03/31-Both tenant/owner not available on the 24th.M.L

2/10/16- owner will be out of town for the next week- inspection rescheduled from 2/11 to 2/23/16 9-12. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
1/28/16 - no show - locked gate at 11:44am - tan with white trim
1.6 Living Room/Ceiling Condition
Smoke detector is not functioning properly
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
Install screen to exhaust fan
3.3 Bathroom/Electrical Hazards
master bath - A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly by stairway
4.5 Other Rooms/Window Condition
Install screens to windows
5.2 Secondary Rooms/Security
Back door - install weather strip at bottom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-478-6952-Changed the insp from 02/10 to 03/01-Owner will be out of the country until the end of the month. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, to within 6" of floor.

1.1 Living Room/Living Room Present
02/16/16-Pre-Call 30m prior-510-524-8270-per owner-2 units scheduled. M.L

12/30/15 - no show

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
pre-call: 510-233-2011
PLEASE inspect 327 Tewksbury unit A. 333 Tewksbury is the incorrect address.
12/11/15- owner will be out of town for the holiday- resched from 12/23/15 to 1/5/15 9-12pm.
1/5/16 - precall made, no answer, no show at site
1/20/16- Spoke with John- his tenant recently moved out - he is still making repairs- resched from 1/25 to 2/12/16 1-4pm.
CH-2-11-16-reschedule 327 Tewksbury unit A from 2-12-16 to 3-1-16 do to tenant moved out and owner needs to clean up unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Repair wall hole by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in dining room), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing. All units must have at least one carbon monoxide detector and one smoke detector on each level.

1.1 Living Room/Living Room Present
01/29/16-Pre-Call 1hr prior-510-932-6584- Changed the insp from 02/09 to 03/01-owner needs extra time to fix the unit for inspection. M.L

2/29 - 1 hr. pre-call 510-932-6584

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3-8-16- R/S from 3-14-16 to 3-31-16 owner has stove parts on order-CH

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet in hall bath, not testing

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. (under window)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Install screens to windows
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
4.4 Other Rooms/Security
Remove keyed lock from all interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout unit)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
01/19/16-Pre-Call 45m prior-510-387-2715 or 510-799-1369-Requested- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223
1.1 Living Room/Living Room Present
4/1/16 - owner faxed proof that property was sold on 3/18/16
1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
pre-call: 510-717-5814
1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

2.10 Kitchen/Stove or Range with Oven
Install screen to exhaust fan

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

3.4 Bathroom/Security
2nd floor - repair pocket door, off track

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

1.1 Living Room/Living Room Present

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/5/16 - owner requests reschedule from 5/2 to 5/3

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-773-2079-Gated Complex
Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
hall - closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Left rear - 2nd fl)

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L

1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building

1.1 Living Room/Living Room Present
04/06/16-Pre-Call 30m prior-510-685-7487-Changed the inspection from 04/13 to 05/10-Tenant on vacation until the 1st week of May- M.L

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

1.1 Living Room/Living Room Present
3-30-16 Owner wanted an earlier date R/S from 4/21/16 to 4/1/16-CH
3/15/16- owner would like an earlier date- inspection reschedule from 3/28 to 3/23 11-2pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor - Repair / replace sink on right, not functioning

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (1st floor right BR)

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood from front yard

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

2.2 Kitchen/Electricty
Light over sink is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.

1.7 Living Room/Wall Condition
Repair wall hole.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

3.7 Bathroom/Wall Condition
2nd floor - remove peeling paint and repaint

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan, not working.

5.2 Secondary Rooms/Security
Repair hole in back door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim

2.12 Kitchen/Sink
Install rubber boot to garbage disposal

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard

3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
4/1/16 - unit confirmed section 8
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint
1.1 Living Room/Living Room Present
2/5/16 - no show at 11am, tan with brown trim
2/23/16 no show at 9:10 am
3/15/16 no show at 1:30pm
4/4/16 no show at 9:50am
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key
1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Improper or loose wire connection presents an electrical hazard.(hot/neutral reverse)
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace
2.3 Kitchen/Electrical Hazards
Repair / replace GFI to left of sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Secure loose handle on sliding glass door
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard, exposed wiring on hall ceiling
4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Repair / replace outlets to function as designed. Outlet by door tests open ground. Other outlets do not work
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

1.1 Living Room/Living Room Present
Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
2/9/16 no show at 925am, yellow building

2.12 Kitchen/Sink
Repair / replace / remove inoperable garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (back bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (hall)

4.4 Other Rooms/Security
Remove keyed lock from all interior doors.

5.2 Secondary Rooms/Security
Install missing knob to back door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence, left side of house

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

3.7 Bathroom/Wall Condition
Repair sheetrock in downstairs bath and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in dining room not functioning properly

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch.
Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/05/16- Changed the insp from 02/10 to 03/04-per owner- tenant only off on Fridays from work-M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.3 Bathroom/Electrical Hazards
Hall bath - repair / replace light fixture, not functioning

4.3 Other Rooms/Elecrtical Hazards
Repair / replace non functioning light fixture

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors in all bedrooms.

1.1 Living Room/Living Room Present
1/28/16 - no show at 1pm, tan building
2/16/16 - no show at 1:45pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not testing (1st floor). All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/17/16 - no show at 10am - pink with white trim

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Install weather strip to side and top of back door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-26-16 owner re-schedule from 2-12-16 to 2-22-16 spoke with owner said told other person this was to be change to the 22nd
Spoke with the owner and she stated that the tenant was unavailable for the 2/5 inspection - rescheduled for 2/12 11am-2pm - she will notify the tenant of the change - RH

3/15 - Owner rescheduled from 3/24 to 4/6 1-4 for tenant convenience.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L
3/3/16 no show at 11:20am - yellow with white trim
3/22/16- owner did not receive inspection fail list- inspection reschedule from 3/23 to 4/6/16- 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub / shower diverter not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Install smoke detector in each bedroom

4.3 Other Rooms/Elecrtical Hazards
Light in back bedroom not working

5.2 Secondary Rooms/Security
Back door - clear area around door to allow egress

1.1 Living Room/Living Room Present
CH-1-26-16 reschedule from 2-2-16 to 2-12-16
2/12/16 - no show at 1:40pm, wood front

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
correct address is 317 SOUTH Harbour Way
3/18/16- owner needs more time to install new porch- inspection rescheduled from 3/24 to 4/7 11-2pm. Alay

2/2/16 - No entry to unit, 2 dogs in front yard, 9:05am
2/11/16- owner request reschedule from 3/3/16 to 2/24/16 9-12pm

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in middle and left front bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
All bedroom window security bars must be equipped with a functioning quick-release mechanism.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Kitchen smoke detector not functioning

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
3/17/16 - No entry, tenant refused access at 9:30

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

1.4 Living Room/Security
Repair damaged front door frame

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

1.1 Living Room/Living Room Present
2/11/16 - tenant refused entry to inspector at 1:20pm
3/4/16 - tenant refused entry at 12:10
3/23/16 - tenant refused entry at 11:45
4/7/16 - no entry at 1:15pm, tenant refused entry

1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L

4.2 Other Rooms/Electricity/Illumination
Left bedroom - light fixture is not working as designed, repair / replace

3.3 Bathroom/Electrical Hazards
repair /replace GFI outlet, not testing as designed (hall bath)

1.4 Living Room/Security
Install weather stripping to right side of front door

1.1 Living Room/Living Room Present
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

1.1 Living Room/Living Room Present
30min pre-call: 510-816-8126

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (right bedroom)

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.

1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.4 Kitchen/Security
Repair / replace damaged door frame

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

1.1 Living Room/Living Room Present
04/12/16- Pre-Call for access to the unit-510-754-6120-Gated Complex- M.L
CH-4-8-16 R/S from 4-14-16 to 4-25-16 owner will be out of town

1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate
1.1 Living Room/Living Room Present
Pre-call: 707-479-3171- gated area

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay
1.1 Living Room/Living Room Present
4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2; Correct unit address is 742 Amador no apt. number
1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502
1.1 Living Room/Living Room Present
pre call: 415-240-0717 or 415-867-5024
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace left back and right front burners to function as designed.
1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
2.4 Kitchen/Security
Repair / replace damaged door frame
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)
1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)
3.3 Bathroom/Electrical Hazards
repair / replace hot/neutral reverse outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Pre-call 925-984-1652
4/12 - Owner rescheduled inspection from 5/5 to 4/13 1-4pm

Pre-call: 925-984-1652

4/1/16- Owner decided to have inspection for this unit scheduled early as unit is currently vacant. Inspection rescheduled from 5/10 to 4/5 1-4pm. ALay

3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay
1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay
4.6 Other Rooms/Celing Condition
Remove excessive discoloration from ceiling and repaint
1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Correct open ground on outlet in hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay
2.12 Kitchen/Sink
Disposal not functioning.
Faucet loose.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2
1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

1.1 Living Room/Living Room Present
04/19-Pre-Call 30m prior-415-637-6800-Gated Complex- M.L

1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

1.4 Living Room/Security
Repair front door frame and install missing striker plate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in back bathroom, not testing as designed

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock from interior door. (right rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust fan and microwave, not functioning

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair / replace light fixture to function as designed

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366
4/6/16- spoke with Lynnette- Tenant will not be available - inspection reschedule from 4/7 to 4/14 1-4pm. Alay
3/23/16 - no entry, locked gate, white with blue trim 9:10am

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing (all bedrooms and in hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to outlet in hall bath

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse in laundry room outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and halls on both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

1.1 Living Room/Living Room Present
Unit exempt due to being subsidized

2.12 Kitchen/Sink
Secure loose faucet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Check all outlets, not working as designed
1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.
4/12/16 - statement from owner that unit is being remodeled and is not rentable for at least six months.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed
2.12 Kitchen/Sink
No Cold Water at Sink.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
hall - closet door needs knob
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair / replace damaged door
5.2 Secondary Rooms/Security
Install knobs to back door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay
1.1 Living Room/Living Room Present
3/25/16 - no show at 9:40am, brown building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom
2.1 Kitchen/Kitchen Area Present
faucet keeps running
8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
2.12 Kitchen/Sink
Install plug in hole in top of sink
3.7 Bathroom/Wall Condition
Remove excessive dark discoloration from walls and ceiling and repaint as needed.
4.4 Other Rooms/Security
Remove keyed lock from all interior doors.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present

1.1 Living Room/Living Room Present
Pre-call: 510-697-0152
3/18/16- inspection day does not work for tenant or owner- inspection resched from 3/23 to 4/18 11-2pm. Alay
12/28/15 - no show - blue building upstairs unit
2/11/16- owner request to reschedule 3/3/16 to 3/4/16 9-12pm.
3/4/16 - no show at 9:05am, locked gate, blue building

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (throughout)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/21/16-Pre-Call 30m prior-415-513-8863-Changed the insp from 04/04 to 04/18-owner not available on the 4th. M.L

3/14/16 no show at 1:05, pink with white trim

2.12 Kitchen/Sink
Repair / replace /remove inoperable garbage disposal

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.hall bath

1.1 Living Room/Living Room Present
3-28-16 Pre call 30 min prior 510-414-6973 R/S from 4-6-16 to 4-18-16 not available on the 6th-CH

02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/8 - Rescheduled insp. time from 9-12 to 1-4 per owner; date stays the same 3/31.
3/31/16 - inspector did not see note about time change.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (back bedroom)

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

3.2 Bathroom/Electricty
light switch is not working

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
kitchen light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

2.10 Kitchen/Stove or Range with Oven
right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout

1.1 Living Room/Living Room Present
smoke detector is not testing

4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.5 Living Room/Window Condition
sliding glass door handle is broken

2.2 Kitchen/Electricty
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
smoke detector is not testing

1.1 Living Room/Living Room Present
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front entrance needs hand rail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
toilet paper holder is damaged

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.2 Other Rooms/Electricity/Illumination
light is not working left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/09/16- Pre-Call 30m prior-510-222-9150-Changed the insp from 03/14 to 03/23-Owner hiring handy man to fix stove-M.L

3/16 - Rescheduled insp from 3/23 to 4/21 @11-2; per the owner, had to order a stove top. - ST

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.left back

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
CH-1-27-16 Annual reschedule from 2-8-16 to 2-16-16

1.1 Living Room/Living Room Present
Pre-call: 510-375-0866

1.1 Living Room/Living Room Present
2/17/16 - no show at 11am, yellow with green trim

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is not working. All units must have at least one functioning carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.4 Living Room/Security
front door needs weather strip right side

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right bedroom

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.2 Kitchen/Electricty
dinning room light is not working

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Remove excessive discoloration and repaint as needed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (left back BR)

4.7 Other Rooms/Wall Condition
Remove excessive discoloration and repaint as needed (left back BR)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace damaged back porch steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (right front BR)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (both bedrooms)

5.2 Secondary Rooms/Security
Install missing trim to back door

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
Pre-call: 510-685-6026
2/10/16 - no show at 1:15pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (hall bath)

1.1 Living Room/Living Room Present
pre call Corinne Mayer 510-685-6026
R/S from 4/18/16 to 4/21/16 part still on order
30min pre-call: 510-685-6026
Please inspection 64 Scenic Lower level
2/10/16 - no show at 1:20pm, gray with green trim
2/22/16- owner will not be available - has another apt for the morning- resched from 2/24/16 to 3/15/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (center bedroom)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/8/16 - no show at 135 pm, gray building
3/8/16 - no show at 11:22pm

3.3 Bathroom/Electrical Hazards
Repair / replace GFI, not testing as designed

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 30m prior-510-918-2266-2 Units scheduled. M.L

12/21/15 - tenant refused entry
2/1/16 - no show at 9:15am - blue with white trim
3/3/16 - no show at 11:25am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
02/01/16-Pre-Call 30m prior-510-233-3663- Changed the insp from 02/01 to 03/01-per owners request-sudden death in the family. ML

12/21/15 - no show, brown and pink unit
3/1/16 - no entry at 1:10pm, tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Repair / replace both left burners to function as designed
2.3 Kitchen/Electrical Hazards
Correct hot/neutral reverse in outlet by bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master bath)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / replace light by front door
1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector are missing in basement. All units must have at least one carbon monoxide detector and one smoke detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
3-28-16 R/S from 4-4-16 to 4-22-16 tenant will be out of town
1.1 Living Room/Living Room Present
03/30/16-Pre-Call 30m prior-925-766-3838- Owner not available on the 31st- M.L

2/1/16- owner is going to be out of town- request reschedule from 2/11 to 3/2 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (2nd floor hall)
3.3 Bathroom/Electrical Hazards
Repair / replace 2nd floor hall bath GFI to function as designed, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair sliding glass door to open and close as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on second floor. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

NO MORE RESCHEDULES SHOULD BE GRANTED. THERE HAVE ALREADY BEEN FOUR!!!!!!!!
03/04/16-Pre-Call 30m prior-510-206-0083-A MUST!
Inspection was not done on 03/4-Pre-Call was not included.M.L

02/10/16-Pre-Call 30m prior-510-206-0083-Changed the insp (last time) per Kathy-P.Mngmt from 02/12 to 03/04-to be inspected with 509 37th St. M.L

01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L

12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.8 Other Rooms/Floor Condition
Install missing flooring and trim (right rear bedroom)

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083

4/1/16- Need more time for repairs-inspection reschedule from 4/6 to 4/22 11-2pm. Alay

02/10/16- Pre-Call 30m prior-510-206-0083-Changed insp(last time) per Kathy-P.Mngmt-from 02/12 to 03/04 Waiting on delivery for sliding door. M.L
01/20/16-Pre-Call 30m prior-510-206-0083-Changed the inspection from 01/22 to 02/12 Per P.Mngmt- Found extensive repair on the roof area. M.L
12/22/15-Pre-Call 30m prior-510-206-0083-Changed the inspection from 12/28 to 01/22-Per P.Mngmt-Roof is leaking need time to repair. M.L

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.7 Other Rooms/Wall Condition
Repair closet doors, off track

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (hot/neutral reverse) - dining room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.

2.12 Kitchen/Sink
Repair / replace / remove non-functioning garbage disposal

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
Pre call to 415-260-2781

4/6/16- owner request reschedule- tenant will not be available. Inspection reschedule from 4/7 to 4/25/16 1-4pm. Alay
Owner reschedule for inconvenience from 2/16 to 3/7.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/6/16 - no show at 11:20am - brown with green trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner.

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

2.12 Kitchen/Sink
Faucet damaged/leakage. Disposal not functioning.

1.1 Living Room/Living Room Present
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/15-Owner has to obtain a Business License-requested extra time.M.L

4/18/16- not able to complete repairs- inspection reschedule from 4/18 to 4/25 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-724-7126
02/15/16-Pre-Call 30m prior-510-724-7126-Changed the inspection from 02/17 to 03/04-Owner is sick-requested time to recover. M.L

3/3 - Owner rescheduled inspection date from 3/4 to 3/24 for convenience of the tenant. Final reschedule; pre-call 510-724-7126.

4/18/16- owner has another unit scheduled for 4/25- wants inspection scheduled for the same day- reschedule from 4/22 to 4/25. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is not testing (2nd floor left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in bedroom

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM

1.1 Living Room/Living Room Present
4/27 - Owner Gail Reynolds 707-344-3579 called to reschedule for convenience from 5/6 to 5/18 11-2

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
hot and nue rev

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner not working

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
door is damaged repair or replace

3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
no show purple building 11:20

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light is damaged replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
smoke is not testing

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
4/19/16 - no show - white building with red door - 9:10am

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gate

1.1 Living Room/Living Room Present
4/19/16 no show at 11:15am, gray building

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tan building 10:15

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm

1.3 Living Room/Electrical Hazards
plug by front door needs cover

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.5 Living Room/Window Condition
sliding glass door lock is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

1.1 Living Room/Living Room Present
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.4 Living Room/Security
Door lock must be present and securely fastened to door.

4.4 Other Rooms/Security
remove security bars or put quick relice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front and back burner not working

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.and needs cover left of sink

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.7 Bathroom/Wall Condition
BASE BOARD IS MISSING REPAIR
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom
4.4 Other Rooms/Security
closet door is missing knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-725-1568
CH-4-12-16 R/S from 4-20-16 to 4-25-16 tenant moving out
4/25/16 - no show, brown with white trim, called pre-call number and left message, no answer
2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair
2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.
3.7 Bathroom/Wall Condition
base board is missing
3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
closet door knob is missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.5 Other Rooms/Window Condition
security bars need quick relice
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
hall bath plug hot and rev
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show brown building 1:10
2.10 Kitchen/Stove or Range with Oven
left back burner not working
3.3 Bathroom/Electrical Hazards
plug GFCI is not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L

1.1 Living Room/Living Room Present
5/18/16 R/S from 5-18-16 to 5-27-16 can not get off work
Pre call 30 min prior 510-932-1167
04/28/16- Pre-Call 30m prior-510-932-1167 for nxt inspection -M.Lno show green with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.bedroom by kitchen smoke detector is not testing also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

1.1 Living Room/Living Room Present
04/15/16-Pre-Call 30m prior-510-213-2687-Changed the insp from 04/22 to 04/29-Owner waiting on parts-M.L

4/12/16- owner would like an earlier date, all repairs completed. Re-schedule from 5/4 to 4/22 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

1.1 Living Room/Living Room Present
4/14/16- owner not available- inspection rescheduled from 4/21 to 4/29 9-12pm. Alay

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
04/26/16-Pre-call: 707-479-3171- gated area-changed the inspection from 05/17 to 04/29-per owner-requested earlier inspection- M.L

4/8/16- confirmed with owner to reschedule inspection from 4/20 to 4/14 1-4pm- tenant will be out of town. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

3.3 Bathroom/Electrical Hazards
Master bath - correct hot/neutral reverse in outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

3.7 Bathroom/Wall Condition
Repair wall hole by light switch in master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both levels). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (both levels). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair to entry = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-502-9877

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
electrical outlet on front porch needs an approved cover

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
install bulb in hall light

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. (back door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)

1.1 Living Room/Living Room Present
CH-3-28-16 Pre call 30 min prior 510-816-7885
3/11/16- owner needs an afternoon apt. Inspection reschedule from 3/25/16 to 3/29/6 11-2pm. Alay

1.4 Living Room/Security
Remove double keyed dead bolt from front screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed. (back door)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-381-5000, please call owner for directions.

2/18/16 - no show at 1:15pm - white with brick bottom
3/9/16 - tenant refused entry, claims owner did not notify tenant of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address is 340 43rd St

Pre-call: 510-381-5000, please call owner for directions.
2/18/16 - no show at 1:10pm, could not locate address
3/9/16 - no show at 9:42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 415-793-2090

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

1.2 Living Room/Electricity
smoke detector is not testing livingroom

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not liting as desined

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay

1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.

1.1 Living Room/Living Room Present
1/29/16 - no access at 10:30am, tenant refused to allow inspector entry

4.5 Other Rooms/Window Condition
Install screens to windows

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/2/16 - no show at 9:15am, tenant refused entry
1.1 Living Room/Living Room Present
Pre call 30 min Prior 510-376-3888
CH-3-9-16-R/S from 3-24-16 to 3-31-16 owner will be out of town
CH-2-18-16 Must be first on route pre call 510-376-3888

Pre-call 510-376-3888
4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
2.3 Kitchen/Electrical Hazards
Repair / replace GFI outlets on both sides on sink, not testing
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top is currently strapped.
1.7 Living Room/Wall Condition
Repair wall hole.
3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet, not testing
4.3 Other Rooms/Elecrtical Hazards
Right bedroom - correct hot/neutral reverse to outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and 2nd floor). All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old mattress from back yard (owner to notify tenant)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair hole in back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
3.7 Bathroom/Wall Condition
Repair / replace / remove loose wall paper (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Replace missing vent cover in middle bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (dining room)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (stairway light switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.
1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/04/16-Pre-Call 30m prior-510-917-7115-Changed the inspection from 05/06 to 05/23-Owner requested extra time for the tenant to be ready- M.L

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

2.10 Kitchen/Stove or Range with Oven
Install missing knob for left front burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

1.1 Living Room/Living Room Present
02/16/16-Changed the inspection from 02/17 to 02/24 per Property Mngrs request-Tenant at a Funeral on the 17th. M.L
2/24/16 - no show at 12pm, brown building
3/15/16 - no show at 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning as designed, repair / replace

3.3 Bathroom/Electrical Hazards
Repair / replace GFI outlet to function as designed, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, outlet under window

3.3 Bathroom/Electrical Hazards
Repair / replace broken light cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (common area). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. - right wall of right bedroom

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

5.3 Secondary Rooms/Electrical Hazards
plugs in living room and both bedrooms hot and rev

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from all interior bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/29/16-Pre-Call 30m prior-925-478-9350-2 Units scheduled. M.L

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light not working as designed)

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light fixture not functioning as designed)

4.2 Other Rooms/Electricity/Illumination
Master bedroom closet - light fixture not functioning as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms and hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (garage)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/29/16- Pre-Call 30m prior-925-478-9350-2 Units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. (master bath - left side)

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.

4.10 Other Rooms/Smoke Detectors
Smoke Detectors Not Functioning Properly (bedroom and living room)

1.1 Living Room/Living Room Present
03/16/16-Pre-Call 1hr prior-609-658-3269- Owner
Changed the inspection from 03/22 to 04/07-Tenant not able to be there on the 22nd. M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Bath light must stay on when GFI is tripped, repair.
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet testing as open ground, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/15/16-Pre-Call 30m prior-510-236-3453-Changed the inspection from 03/25 to 04/07-Owner is painting the unit. M.L
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.4 Living Room/Security
install weather strip right side of door
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
1.4 Living Room/Security
Install weather stripping to right side of front door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom
1.1 Living Room/Living Room Present
04/19/16-Pre-Call 30m prior-510-541-1707-Changed the inspection from 04/21 to 05/05-Owner needs extra time to finish repairs- M.L
1.1 Living Room/Living Room Present
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
1.1 Living Room/Living Room Present
4/13/16 no show at 9:50am - tan with pink trim no show tan with pink trim
5/5/16 - no show at 11:05am
1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.loose
2.4 Kitchen/Security
remove double keyed locks from back door and garage door going to out side
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim

2.12 Kitchen/Sink
No Cold Water at Sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
closet door needs knob

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair / replace damaged door

5.2 Secondary Rooms/Security
Install knobs to back door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. - Holes in walls by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th

1.1 Living Room/Living Room Present
5/3/16 - no show at 9:05am - tan building

4.5 Other Rooms/Window Condition
Window bars must be equipped with a quick release mechanism

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall and front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

1.3 Living Room/Electrical Hazards
Check all outlets in living room - some show open ground and some do not work

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

1.1 Living Room/Living Room Present
Must call: 559-392-1135 for access
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005
CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 12pm, white with blue trim

3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Install exhaust fan screen, missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
30min Per-call: 510-295-9005

CH-4-13-16- R/S from 4/18/16 to 5/10/16 repairs not done. can not reschedule any more after this.

02/15/16- Pre-Call 30m prior-510-295-9005-Changed the insp from 02/17- to 02/24-owner not available until the 24th. M.L

1/29/16 - no show at 11:50am, brown building
3/21/16- need more time- waiting on stove delivery and tenant availability. Inspection reschedule from 3/24 to 4/18, will call if unit will be ready sooner. Alay

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all three bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (back bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 5/6/16 brown with white trim 11:07

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.4 Living Room/Security
Door knob is not working as designed repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

4.4 Other Rooms/Security
Remove keyed lock from bedroom door by kitchen and allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Outside light fixture in-operable at front door
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Outlet on ouside porch non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector in hallway non op
7.4 Heating and Plumbing/Water Heater
Excessive items around hot water heater
5.3 Secondary Rooms/Electrical Hazards
Light in laundry room works intermittent (switch)
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter around hot water heater
1.1 Living Room/Living Room Present
Replace door frame evidence of forced entry at front door
1.1 Living Room/Living Room Present
Excess clutter in living and no egress to patio door
2.1 Kitchen/Kitchen Area Present
has to much clutter/and dirty in the area
7.4 Heating and Plumbing/Water Heater
Can not check hot water heater
3.1 Bathroom/Bathroom Present
Toilet not flushing as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room dryer not working
3.2 Bathroom/Electricty
Gfi in bathroom non op not testing
4.3 Other Rooms/Elecrtical Hazards
Master bedroom outlet on left wall loos and non op
7.4 Heating and Plumbing/Water Heater
Install second strap on hot water heater
4.4 Other Rooms/Security
Master bedroom door locked can not inspect
5.3 Secondary Rooms/Electrical Hazards
Fan in laundry room non op
7.4 Heating and Plumbing/Water Heater
Install second strap
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
RF BURNER NON OPP
2.12 Kitchen/Sink
garbage dis non opp
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink does not drain
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater fire hazard
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
light non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom , tenant remove boxes around water heater

5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP light non OPP
7.4 Heating and Plumbing/Water Heater
remove boxes around water heater
2.12 Kitchen/Sink
garbage dis non opp
7.4 Heating and Plumbing/Water Heater
PRV PIPE to short needs to be 6 from floor
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door falling off
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.12 Kitchen/Sink
garbage dis non opp
3.3 Bathroom/Electrical Hazards
front bathroom light and exhaust fan non OPP
3.1 Bathroom/Bathroom Present
back bathroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
3.6 Bathroom/Ceiling Condition
water damage above shower
5.3 Secondary Rooms/Electrical Hazards
laundryroom exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
7.4 Heating and Plumbing/Water Heater
remove boxes around water hearter fire hazard
3.3 Bathroom/Electrical Hazards
back bathroom GFI PLUG DOESNT WORK as designed
2.10 Kitchen/Stove or Range with Oven
LR BURNER missing
4.10 Other Rooms/Smoke Detectors
non OPP
3.13 Bathroom/Ventilation
exhaust fan non OPP
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
2.10 Kitchen/Stove or Range with Oven
MIC. wave non opp
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
3.3 Bathroom/Electrical Hazards
front bathroom light needs globe
3.3 Bathroom/Electrical Hazards
Light in hall bath not working
4.10 Other Rooms/Smoke Detectors
smoke detector removed in hallway
2.12 Kitchen/Sink
faucet neck loose, repair/replace

1.1 Living Room/Living Room Present
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L

3/22/16 - no show, yellow with white trim, dog in yard
6.4 Building Exterior/Condition of Exterior Surfaces
main door to building remove 2 keyed deadbolt from door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tank broke top missing
7.4 Heating and Plumbing/Water Heater
1 needs PRV PIPE ADDED
1.1 Living Room/Living Room Present
8/3/11-Call Carlos 30 min B4 ph# 510-734-6709
Pls call 30min before arrival- LL- (408) 674-3216
1.3 Living Room/Electrical Hazards
all PLUGS not ground
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
2.2 Kitchen/Electricty
plug plate missing by REF.
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
security gate remove 2 keyed deadbolt
1.1 Living Room/Living Room Present
9/6/11-Call 30 mins B4 going to unit ph# 925-980-3144
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plUGS not ground L wall and stove wall
1.1 Living Room/Living Room Present
Call 30 min b4 510-414-5354
7/21 - owner requests reschedule to 8/5
1.1 Living Room/Living Room Present
8/5 - owner request one week extension to 8/18 due to tenant being out of town until 8/15
1.1 Living Room/Living Room Present
Call 30 min B4 510-919-0707
8/4 - owner out of town until 8/20, will reschedule for 8/26
1.1 Living Room/Living Room Present
8/8/11-tlk to owner @3:05 advise him will drop the 57.00 fee need to schedule request 8/24/11 between 11-2 call 1 hr B4 510-381-1580 Bob confirm all 4 address @ next inspection (2603 Virginia, 358/360/362 S 26th)
Inspection address is 360 S 26th (2607 is section 8)
2.10 Kitchen/Stove or Range with Oven
RF Burner(s) is inoperable. A stove with top burners must be present and in full working order with all knob(s) and handle(s).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM Light needs bulb and globe
8.7 General Health and Safety/Other Interior Hazards
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
1sr floor needs SD added
1.3 Living Room/Electrical Hazards
all PLUGS not grounded

2.3 Kitchen/Electrical Hazards
all PLUGS not grounded
5.2 Secondary Rooms/Security
laundryroom back door remove 2 keyed deadbolt from door
5.4 Secondary Rooms/Other Potential Hazardous Features
garage steps needs handrail
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.1 Living Room/Living Room Present
8/8 - PM requests reschedule to 8/26
4.3 Other Rooms/Elecrtical Hazards
haLL light need globe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light need globe and bulb
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
6/23 - onwer having bypass surgery on 6/24 will be out for six weeks. will reschedule for week of 8/8-8/12
1.1 Living Room/Living Room Present
9/8/11-Call prop mgr Marlon @ 510-260-1831 30 mins B4
1.1 Living Room/Living Room Present
Call 30 min B4 510-236-8366
8/17 - recd fax from PM showing tenant has been notified of fail.
1.1 Living Room/Living Room Present
7/12 - owner requests reschedule due to health issues. will grant one time extension of one month
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
7/19/11-Owner call said to call tenant Daniel 30 mins B4 going to unit 510-374-9458
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
needs shut off knobs hot and cold under sink
6.4 Building Exterior/Condition of Exterior Surfaces
needs address on all doors
2.13 Kitchen/Space for Storage, Prep and Serving
drower faces miSSING
2.3 Kitchen/Electrical Hazards
switch plate 2 plug plates miSSING , plug R of SINK non OPP , light need globe
3.3 Bathroom/Electrical Hazards
light need globe
3.7 Bathroom/Wall Condition
water damage above shower
4.4 Other Rooms/Security
remove dresser in front of window fire exit
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
1.1 Living Room/Living Room Present
1st floor needs SD added
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM light need globe
4.10 Other Rooms/Smoke Detectors
3rd floor needs SD added

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
5.3 Secondary Rooms/Electrical Hazards
INSPECTION ADDRESS WAS 601

laundryroom plUG plate missing
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom
1.3 Living Room/Electrical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
2.3 Kitchen/Electrical Hazards
2 plugs not grounded stove wall
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plUG not grounded
4.8 Other Rooms/Floor Condition
RR BEDROOM trip hazard at door , exsposed nails
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
8/31/2011- pls call owner 30min before arrival. Becky Baird- (510) 526-7574. Thank you-A.L.
1.1 Living Room/Living Room Present
9/9/11-Owner call wants a call 30 mins B4 ph# 510-812-7121 and advise her the inspection is schedule for 9-15-between 1-4p.m.
9/8/11-Owner call need to reschedule for next week also said the 5803 Bayview unit the cheif of police lives there and doesnt want anyone to inspect. that we can inspect 5805 Bayview.
1.1 Living Room/Living Room Present
PLEASE INSPECT UNIT A
9/15 - tenant refuses to allow anyone in unit D. will switch to unit A and reschedule to 9/21
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.5 Living Room/Window Condition
window broke cut hazard
2.10 Kitchen/Stove or Range with Oven
replace oven seal bad repair or replace
4.3 Other Rooms/Elecrtical Hazards
bedROOM sub panel needs breaker plugs
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
5.3 Secondary Rooms/Electrical Hazards
laundryroom plUG not grounded
2.12 Kitchen/Sink
leak under sink
2.3 Kitchen/Electrical Hazards
light need globe
2.4 Kitchen/Security
remove 2 keyed deadbolt from door
2.10 Kitchen/Stove or Range with Oven
RR BURNER knob broke
7.4 Heating and Plumbing/Water Heater
2 needs Earth quake strapes on bottom 2 PRV PIPES to short needs to be 6 from floor
1.5 Living Room/Window Condition
2 windows broke cut hazard
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be 6 from floor

1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/18
1.1 Living Room/Living Room Present
living room HALL RR BEDROOM SD NON OPP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drower face missing
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.8 Kitchen/Floor Condition
LINO missing in middle floor
4.10 Other Rooms/Smoke Detectors
SD MISSING exsposed elc
4.4 Other Rooms/Security
LR BEDROOM door locked no access
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.3 Kitchen/Electrical Hazards
R of SINK plug plate broke , light need globe
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
8/12 - owner failed to provide unit address and guessed unit was wrong. updated to correct unit and will reschedule

2.3 Kitchen/Electrical Hazards
plug by back door non opp
3.3 Bathroom/Electrical Hazards
plug not grounded
1.1 Living Room/Living Room Present
10/19 - owner requested fifth attempt and paid fees. recalled from code enf.
9/12/11-call tenant 30 mins B4 name is Celia 510-334-6615
Call tenant 30 min B4 510-334-6615
6/22 - owner requests reschedule to wed 7/6
1.3 Living Room/Electrical Hazards
plUG broke back wall
2.5 Kitchen/Window Condition
window does not lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
need shut off knob hot side under sink
4.3 Other Rooms/Elecrtical Hazards
RF BEDROOM R wall plUG broke plate missing
7.4 Heating and Plumbing/Water Heater
PRV PIPE needs to be in copper or galVINIZED
8.1 General Health and Safety/Access to Unit
from door does not close properley needs weather stripping can see day light
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
1.1 Living Room/Living Room Present
8/9/11-Owner request re-schedule window he order has not came in yet ok to re-schedule per Sabrina
7/29 - owner request extension to 8/11 due to windows not arriving on time.
1.1 Living Room/Living Room Present
8/19/11-Have inspector call 30 mins B4 510-235-6612
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
4.4 Other Rooms/Security
RF BEDROOM remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
PRV PIPE MISSING
1.1 Living Room/Living Room Present
Call 30 min B4 510-215-1104
7/26 - owner requests reschedule of all units to 8/11
1.1 Living Room/Living Room Present
8/10 - owner out of country until 9/4, will reschedule to 9/14
1.2 Living Room/Electricity
8/8 - owner requests extension for repairs due to tenant wanting to be present
4.5 Other Rooms/Window Condition
RR BEDROOM window broke cut hazardous
1.1 Living Room/Living Room Present
8/19/2011- Bob had gone to the wrong unit. This will be an Annual Inspection.
1.1 Living Room/Living Room Present
7/13 - INspection address should be 215, NOT 213
1.3 Living Room/Electrical Hazards
215 WAS INSPECTED

all PLUGS not ground
2.3 Kitchen/Electrical Hazards
plug L of sink not grounded

4.3 Other Rooms/Elecrtical Hazards
plUGS not ground
1.1 Living Room/Living Room Present
Teresa stated will inspect 421A. CALL 1 HOUR BEFORE 415-924-1982

8/5 received call from owner stating does not own 425. W Richmond. Owns 421A, 421B, 423A, 423B.
1.1 Living Room/Living Room Present
Call 30 min B4 510-388-6627
8/14 - owner requests one week reschedule to 8/26
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
Call 30 min utes B4 415-994-2823
8/16 - owner requests reschedule to 9/7
1.3 Living Room/Electrical Hazards
2 plugs not grounded, light need globe
2.3 Kitchen/Electrical Hazards
R of SINK plUG not grounded
3.3 Bathroom/Electrical Hazards
light needs globe
4.3 Other Rooms/Elecrtical Hazards
L wall plUG not grounded
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 9/7
1.1 Living Room/Living Room Present
Pls call 30min. before arrival- (415) 370-0348. Thank you-A.L.
7/1 - owner requests one week extension to 7/21 due to being out of town
8/16 - owner rquest earlier reinspect of 8/19
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM request reschedule due to other inspections in Sept.
1.1 Living Room/Living Room Present
8/16 - PM requests reschedule to 10/13 due to other inspections in sept.
1.1 Living Room/Living Room Present
10/14/11-Inspector inspected 33 McDonald ave and not 213 McDonald ave
1.1 Living Room/Living Room Present
8/12 - PM called, office closed on 8/18, will redistribute route to 8/15, 8/16 and 8/17
2.12 Kitchen/Sink
garbage dis non opp
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
3.3 Bathroom/Electrical Hazards
GFI PLUG DOESNT WORK as designed
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
4.4 Other Rooms/Security
remove bed from in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.8 Kitchen/Floor Condition
trip hazard in middle floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cant turn hot water off at sink
3.7 Bathroom/Wall Condition
water damage on wall by tub

4.3 Other Rooms/Elecrtical Hazards
light non opp
8.1 General Health and Safety/Access to Unit
trip hazard exsposed nails at front door
1.3 Living Room/Electrical Hazards
all PLUGS not grounded in all rooms
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake straps top and bottom and add PRV PIPE
1.3 Living Room/Electrical Hazards
all PLUGS not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
3.3 Bathroom/Electrical Hazards
plug not grounded
4.3 Other Rooms/Elecrtical Hazards
all PLUGS not grounded
7.4 Heating and Plumbing/Water Heater
UNIT A WAS INSPECTED

no access to water heater
2.10 Kitchen/Stove or Range with Oven
hood fan screen missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door falling apart
2.3 Kitchen/Electrical Hazards
stove plug not grounded
3.3 Bathroom/Electrical Hazards
plug not grounded
3.7 Bathroom/Wall Condition
water damage by tub on wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom add PRV PIPE
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
2.10 Kitchen/Stove or Range with Oven
LF LR BURNERS NON OPP , hood fan non OPP
4.8 Other Rooms/Floor Condition
trip hazard on carpet
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom , vent pipe not on
8.1 General Health and Safety/Access to Unit
security gate has cut hazardous on bottom of door
3.3 Bathroom/Electrical Hazards
plUG not grounded
2.3 Kitchen/Electrical Hazards
dinning room plUG not grounded
2.10 Kitchen/Stove or Range with Oven
all buRNERS NON OPP
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM pluG not grounded L wall
7.4 Heating and Plumbing/Water Heater
needs PRV PIPE ADDED
4.3 Other Rooms/Elecrtical Hazards
light need globe
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE

4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM L wall plUG broke plate missing L
1.1 Living Room/Living Room Present
8/17 - owner reqeusts reschedule due to tenants out of country until 9/20. will move to 9/21
1.3 Living Room/Electrical Hazards
light need globe
2.3 Kitchen/Electrical Hazards
dinning room light need 3 bulbs
3.3 Bathroom/Electrical Hazards
1/2 bathroom light need bulb
4.3 Other Rooms/Elecrtical Hazards
LF BEDROOM 2 plugs non OPP L wall, light need globe
4.4 Other Rooms/Security
RF BEDROOM 2st floor door locked no access
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porche light needs globe
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/16 - owner requests reschedule to 8/18
1.1 Living Room/Living Room Present
8/3 - owner called to request reschedule, will move about two weeks out
2.10 Kitchen/Stove or Range with Oven
hood fan non OPP
7.4 Heating and Plumbing/Water Heater
no access
8.7 General Health and Safety/Other Interior Hazards
no working SD IN HOUSE
1.1 Living Room/Living Room Present
9/20/2011- Owner would like a 30min. call before arrival. Catherine Warren- (510) 232-0482. Thank you- A.L.
1.1 Living Room/Living Room Present
UNIT TO INSPECT IS 38 20TH ST
1.3 Living Room/Electrical Hazards
INSPECTION UNIT WAS 38 20TH ST

outlets not grounded
2.10 Kitchen/Stove or Range with Oven
Right rear Stove/Range Burner Not Working. Right Front Stove/Range Knobs Damaged / Missing .
3.3 Bathroom/Electrical Hazards
outlet not grounded
4.3 Other Rooms/Elecrtical Hazards
outlets not grounded
7.4 Heating and Plumbing/Water Heater
Discharge pipe missing - must be made of either copper or galvanized
8.7 General Health and Safety/Other Interior Hazards
1st floor Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
1.1 Living Room/Living Room Present
8/22 - pm requests reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
RR BURNER NON OPP, oven seal missing
2.3 Kitchen/Electrical Hazards
GFI PLUG DOESNT WORK as designed
4.3 Other Rooms/Elecrtical Hazards
plugs not grounded
4.4 Other Rooms/Security
security bars release does not woRK as designed
1.1 Living Room/Living Room Present
8/19 - owner out of town 8/24-8/30, request reschedule to 9/7
2.10 Kitchen/Stove or Range with Oven
exhaust fan non OPP
4.3 Other Rooms/Elecrtical Hazards
light handing from wires

7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on top and bottom
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
4.3 Other Rooms/Elecrtical Hazards
hall sub panel needs breaker plug
1.3 Living Room/Electrical Hazards
back wall plUG not grounded
2.12 Kitchen/Sink
needs splash gaurd
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.4 Other Rooms/Security
RF BEDROOM remove thing in front of window fire exit
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
2.12 Kitchen/Sink
needs splash gaurd
4.3 Other Rooms/Elecrtical Hazards
LR BEDROOM plug plate broke
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes top and bottom
3.3 Bathroom/Electrical Hazards
GFI PLUG plate missing
4.3 Other Rooms/Elecrtical Hazards
RR BEDROOM plug plate broke L wall
7.4 Heating and Plumbing/Water Heater
needs Earth quake strapes on bottom add PRV PIPE
1.1 Living Room/Living Room Present
9/27 - owner sent letter requesting reschedule which was received on 9/20. owner did not return our calls to pick a new date until 9/22, day of inspection. bob did not go to units on 9/22
2.10 Kitchen/Stove or Range with Oven
LF RF RR BURNERS NON OPP , oven non opp
2.3 Kitchen/Electrical Hazards
2 plugs not grounded
7.4 Heating and Plumbing/Water Heater
no access
8.1 General Health and Safety/Access to Unit
front door remove 2 keyed deadbolt from door
2.3 Kitchen/Electrical Hazards
back wall plUG not grounded
3.3 Bathroom/Electrical Hazards
plUG not grounded
3.5 Bathroom/Window Condition
window crank miSSING
4.3 Other Rooms/Elecrtical Hazards
plUG not grounded
1.1 Living Room/Living Room Present
2/6/12- NS inspector was there at 11:55

1/10/12- N.S. inspector was there at 1:57
4.4 Other Rooms/Security
Repair door
4.7 Other Rooms/Wall Condition
Repair closet doors
2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.4 Living Room/Security
lock on sliding door not working properly

1.4 Living Room/Security
lock on sliding door broken
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
8.9 General Health and Safety/Interior Air Quality
Int. = poor Air Quality
2.12 Kitchen/Sink
Garbage disposal missing stress clamp
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink not working as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working.
Hood fan Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.3 Kitchen/Electrical Hazards
Outlet right of sink tests as open ground
2.13 Kitchen/Space for Storage, Prep and Serving
Dishwasher - water comes out of airgap
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating., deck is soft and dry rot is present
2.1 Kitchen/Kitchen Area Present
Repair /remove dishwasher
1.1 Living Room/Living Room Present
5/24/12 - home is vacant due to fire, building permits posted. owner must notify our office of this and request alternate unit be inspected
4.3 Other Rooms/Elecrtical Hazards
Closet lighting is loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Install two earthquake straps
1.1 Living Room/Living Room Present
5/24/12 No show at 10:30
1.1 Living Room/Living Room Present
5/24/12 No show at 11am
1.1 Living Room/Living Room Present
5/24/12 No show at 10:45
1.4 Living Room/Security
Sliding glass door locks not functioning
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards on balcony
1.1 Living Room/Living Room Present
5/17/2012- Owner would like to re-schedule. Tenant moving out 6/1/2012. I advised we can but currently theres nothing scheduled for June. I will call him next week. Said thank you-A.L. 4/9/12 - unit rescheduled to 4/25 per owner request, repairs not completed

2/17/12-N.S. inspector was there at 10:50

1/10/12- N.S. inspector was there at 11:38
2.3 Kitchen/Electrical Hazards
all 3 prong outlet must be grounded
3.3 Bathroom/Electrical Hazards
all 3 prong outlets must be grounded

4.2 Other Rooms/Electricity/Illumination
Ensure all 3 prong outlets are properly grounded
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Laundry room - weather strip around window on left side AND repair or replace torn screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage install missing dummy spacers to sub panel and install missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint on trim around windows on exterior
7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working
1.1 Living Room/Living Room Present
5/25/12 - No Show at 11:00
4/25/12 - NS inspector arrived at 10:45
3/22/12- N.S. inspector was there at 11:00 white row house red/brown trim
1.1 Living Room/Living Room Present
5/14/2012- Owner needs another week to get repairs done. In the process of finishing up a few things Advised it will be moved to 5/24/12 9am-12pm. A.L..3/28/2012- Pls call owner 30min before arrival. (510) 914-2526 or you can text her. Thank you-A.L.3/22/12- N.E. inspector was there tenant would not allow inspection knows nothing about renatal program rcvd no ltr
1.1 Living Room/Living Room Present
Spoke with Michael and he paid $177.00. Would like to get it back on schedule. Advised I can schedule it for 5/25/2012 9am-12pm. Said that would be fine. Would like a 20min. call before arrival. Pls. call (510) 776-8409 or Tenant- Kate (415) 595-4006. Thank you-A.L.
1.1 Living Room/Living Room Present
3/20/2012- Moved to 4/9/2012 1pm-4pm. Owner will not be available. Per Jennifer ok to move.
1.1 Living Room/Living Room Present
4/18/12-N.S. inspector was there

3/20/12- N.E. inspector was there no key

2/15/12- N.S. inspector was there at 10:00 no key for access
1.1 Living Room/Living Room Present
5/18/12-Inspector was there at 11:10 N.S. blue/green door brown building

3/20/2012- Owner will not be available. Per Jennifer ok to move to 4/9/2012 1pm-4pm.
2.12 Kitchen/Sink
Kitchen sink plumbing has a leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No Hot Water.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Doors must be secured to hinges and door falling apart
4.4 Other Rooms/Security
Install doorknob
4.8 Other Rooms/Floor Condition
Remove excess debris and clutter in room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Carpet Damaged.- stairs leading to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating provides inadequate heat for size of unit. Adequate heat shall be considered to be 68 degrees throughout unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.1 General Health and Safety/Access to Unit
Deadbolt on front door not working properly

1.1 Living Room/Living Room Present
5/17/2012- PLS INSPECT 303 BISSELL. YOU MUST BE THERE AFTER 3PM. PLS CALL TENANT (510) 860-1394 SO THEY CAN COME DOWN AND OPEN THE DOOR FOR YOU. THANK YOU-A.L.
3/21/12-Inspector went to 303 Bissell Ave # C owner was left message @ 12:40 did not call back call Claudia she could not reach owner @ 12:50 went to inspectione on 19th St owner call said he was in accident and would be 20 mins call back and said had to wait for police told him I would wait until 1:50 notice on door from EBMUD 3/3/12 water turned off took pictures

1.2 Living Room/Electricity
4/11/2012- Called Mr. Wang advised this will be scheduled for a FINAL INSPECTION PER SABRINA FROM COR. Scheduled for 5/18/2012 you can choose the 2 time slots available. If I dont hear from you on 4/13/2012 by 5pm I will schedule it for 5/18/12 9am-12pm. 4/17/2012- Mr. Wang never called back. This will be scheduled for 5/18/12 9am-12pm.-A.L.

1.3 Living Room/Electrical Hazards
missing cover for wall heater

1.5 Living Room/Window Condition
303 BISSELL WAS INSPECTED

window will not stay open on it own

3.5 Bathroom/Window Condition
window willnot stay open on its own

4.5 Other Rooms/Window Condition
Closet bdrm window will not stay open on it own

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/25/2012- PM request an ext for 7/13/2012.-A.L.

2.3 Kitchen/Electrical Hazards
repair light switch for overhead light

1.1 Living Room/Living Room Present
6/25//12- PM request an ext to 7/13/2012-A.L.

4.4 Other Rooms/Security
Repair door

4.7 Other Rooms/Wall Condition
Repair closet doors

1.1 Living Room/Living Room Present
PM Request to ext for All UNITS ON LANCASTER TO 7/13/2012-A.L.

2.3 Kitchen/Electrical Hazards
Remount light switch, protruding from wall

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
4/26/2013- PLEASE CONTACT CHERRY 30MIN BEFORE (510) 965-1679 OR CELL# (415) 548-0697. THERES 4 UNITS AT THIS SAME ADDRESS. A.L.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687 before arriving

1.4 Living Room/Security
Repair large gap under front door

Gap repaired BUT deadbolt now not functioning correctly as a result of the repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace deteriorating wood on side of house

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working. both right burners must self-ignite

1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
1.4 Living Room/Security
front doorknob does not work properly, does not lock
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
3.12 Bathroom/Tub or Shower
Shower divertor not working
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 1:10pm

8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6
2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom
4.6 Other Rooms/Celing Condition
Repair water damage to ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
9/13/13-No Show at 11:15 Owner call inspector said repairs are not done

8-9-13-Owner wants a call 30 mins B4 inspection
ph# 415-678-9181
1.1 Living Room/Living Room Present
pre-call 510-236-8366

9/13/13- No Show at 10:30
1.1 Living Room/Living Room Present
9/13/13- NO Show at 10:15
1.1 Living Room/Living Room Present
9/13/13-NO Show at 10:15 interior door was open security screen door locked
1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45
2.11 Kitchen/Refrigerator
refrig has leak on interior/repair
2.13 Kitchen/Space for Storage, Prep and Serving
repair kitchen drawers
1.1 Living Room/Living Room Present
10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, next to front door
2.3 Kitchen/Electrical Hazards
ungrounded outlets throughout unit
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and rear stairs deteriorated, dry-rot throughout, must be replaced.
Rear handrail to stairs wobbly, needs reinforcement
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior wall and laundry area water damaged, interior and exterior show extensive dry rot.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
overhead discharge pipe in laundry area has large rusted hole.
8.4 General Health and Safety/Garbage and Debris
Ext. = yard Debris around Unit.
1.1 Living Room/Living Room Present
No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
No show/10:00 Property is locked up/chains and locks on access points--looks vacant
1.1 Living Room/Living Room Present
10/16/13 completed reschdl jld
1.4 Living Room/Security
install deadbolt w/thumbturn in rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly
4.10 Other Rooms/Smoke Detectors
install smoke detector
4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear
2.11 Kitchen/Refrigerator
refrig door gasket deteriorating/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector
1.1 Living Room/Living Room Present
No show/1:00
1.1 Living Room/Living Room Present
No show/1:10
2.1 Kitchen/Kitchen Area Present
repair kitchen threshold
2.10 Kitchen/Stove or Range with Oven
hoodrange not working properly
3.7 Bathroom/Wall Condition
repair water damaged wall near shower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
stabilize handrail towards middle of upper catwalk
8.3 General Health and Safety/Evidence of Infestation
Roaches have recently moved in/exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
floor coming apart near hall
install carbon monoxide smoke detector
security light not working at top of stairs
1.1 Living Room/Living Room Present
repair laundry room door lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
2.10 Kitchen/If No Stove
left front stove burner not working properly
2.12 Kitchen/Sink
tighten kitchen faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair bathroom sink water control
1.1 Living Room/Living Room Present
Pre-call 510-232-0663, half hour before. Secured building.
1.1 Living Room/Living Room Present
PLEASE INSPECT 534 21ST ST C

Please contact Pro. Mrg 510-552-0806 and/or owner 510-333-4553 30 mins prior to inspection.
1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists
1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date
1.1 Living Room/Living Room Present
Call Paul (925) 899-8230 30min prior 9/6/13 no show gate locked at 1pm
9/27/13 no show at 11:00, left msg for owner about time at 10:30
2.1 Kitchen/Kitchen Area Present
replace missing refrig door handle
2.10 Kitchen/Stove or Range with Oven
gas smell coming from oven/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
kids bathroom sink extremely slow to drain/repair
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide downstairs, main level, and upstairs.
1.1 Living Room/Living Room Present
Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tighten faucet in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide on each level (x2)
install smoke detector in upstairs common area
1.1 Living Room/Living Room Present
No Show10:45

Call Paul 925-899-8230 30min prior 9/6/13 owner did not inform tenant of inspection, no access
9/27/13 no show at 1pm
1.1 Living Room/Living Room Present
No show- tenant home but had not been informed by landlord of inspection/requested resch because not prepared

9/6/13 - owner did not inform tenant of inspection, no access at 3:30
9/27/13 no entry, owner present but tenant refused access
1.1 Living Room/Living Room Present
Call Carlos (510) 374-0390 30min prior pls go to unit after 11am per Joanna. 9/6/13 no show at 1:15pm, corner unit
1.1 Living Room/Living Room Present
9/6/13 no show at 1:30pm, front door open but no one present

1.1 Living Room/Living Room Present
Precall- 510-234-1293- 30mins before.

7/25/13-spoke with owner said need to re-schedule will be out of the country 8/2/13 to 9/30/13 advise him will schedule for the first available date in Oct.

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.8 Living Room/Floor Condition
Carpet extremely worn and dirty/ repair or replace

2.11 Kitchen/Refrigerator
Freezer is not working properly/ repair or replace

3.6 Bathroom/Ceiling Condition
Use fungicide paint in bathroom/ discoloration on ceiling and walls

3.7 Bathroom/Wall Condition
Repair wall where damaged

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner currently replacing handrails and wood/ extremely dryrotted

6.4 Building Exterior/Condition of Exterior Surfaces
Dog feces in lower units back fenced area/ very smelly leading to poor air quality

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly/ diagnosed by owner as needing thermal coupling component / repair or replace

1.1 Living Room/Living Room Present
(Garage) repair light in garage/open wires and loose

1.7 Living Room/Wall Condition
repair living room wall with window/repair leaky window (wall water damaged)

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak

3.12 Bathroom/Tub or Shower
repair shower wall and ceiling/water damaged
leaky tub faucet

4.7 Other Rooms/Wall Condition
Left bedroom/use fungicide paint on walls/discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide smoke detector

1.1 Living Room/Living Room Present
11-5-13 CH-Owner call to request for a 9-12 time has appt in the after noon pre call 510-384-5553

Call owner 30min prior (510) 384-5553. Owner needs to re-sch n/a for 11/1/13 moved to 11/8/13 11am-2pm.
9/27/13 no show at 10am
7/19/13 No Show 10:55am brown bldg. white door

1.1 Living Room/Living Room Present
No show 1:00 landlord did not tell tenant of inspection/not ready

1.1 Living Room/Living Room Present
11/22/13- No show @11:10 am light cream orange house, dog barking at me as I approached but was fenced in.
I walked around the hold house went up the back stairs knocked on door but no answer and saw no unit #B
located on the unit but I knocked on all doors present no one came out.
Inspector went back and passed the unit.

1.1 Living Room/Living Room Present
Please pre-call Charlie 510-213-2687, half hour before.

1.1 Living Room/Living Room Present
28 6th St Unit C

2.10 Kitchen/Stove or Range with Oven
Right front burner must self-ignite
Install screen on range hood
11/22/13- all burners not operating, needs a lighter to light.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair.
11/22/13-Lower cabinet door in bathroom is still hanging off. Owner had a new medicine cabinet installed.

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

2.8 Kitchen/Floor Condition
linoleum flooring deteriorated by sliding glass door, repair or replace

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in each bedroom

4.6 Other Rooms/Celing Condition
Repair water damage to ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Deck Deteriorating, some boards have dryrot

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage to wall outside kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Fencing needed at edge of driveway and sidewalk leading to unit due to dropoff of over 30 inches

1.1 Living Room/Living Room Present
please arrive between 1:30 and 2

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant

1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00

1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10

1.1 Living Room/Living Room Present
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
9/13/13- No Show at 1:45

1.1 Living Room/Living Room Present
Precall 510-213-2687 Half hour before to Charlie.

10-1-13 CH-Prop Mgr was granted ext to 10-18-13 tenant will be out of town

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
Address 773 Humboldt #1

2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.

1.1 Living Room/Living Room Present
215 B TUNNEL AVE is the correct address.
Pre call 510-301-8781

9/6/13 - no show at 12:45pm, inspector unable to locate address. owner paperwork shows this exists

1.4 Living Room/Security
inspector unable to locate address. Owner submitted documents list 217 as one of their units. Owner to provide accurate list of units before next date

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator needs to be changed to either two prong or GFI unit.

4.3 Other Rooms/Elecrtical Hazards
Outlet in tenants closet also needs to be corrected to either two prong or GFI unit.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a discharge pipe installed with galvanished steel or copper or CPVC material. ALSO, NEEDS TO BE DOUBLE STRAPPED.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Listed address: 773 #A

Tenant has been evicted recently. Unit will be completely rehabed by owner now that tenant has been removed.

2.4 Kitchen/Security
Kitchen patio door glass is cracked badly and needs repair or replace.

3.4 Bathroom/Security
Door damaged needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors.

4.7 Other Rooms/Wall Condition
Center rear bedroom door frame is broken off and needs repair or replacing.

4.6 Other Rooms/Celing Condition
Bedroom ceiling has a hole in it needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove garbage and debris from backyard and patio.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit.

1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).

1.3 Living Room/Electrical Hazards
Check all two prong outlets, some are without power.

2.12 Kitchen/Sink
Slight leak under sink needs repair.

2.3 Kitchen/Electrical Hazards
Check all two prong outlets, some are without power.

2.6 Kitchen/Ceiling Condition
Ceiling water is coming from above possibly the roof when it rains but water is running into the cabinet where tenant stores food and spices, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Check all two prong outlets, some are without power.

7.7 Heating and Plumbing/Sewer Connection
Pipe drain for water overflow seems to be clogged water sits on patio when rain falls, needs repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct.

1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.

2.1 Kitchen/Kitchen Area Present
Replace smoke detector in Kitchen.

2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.

2.5 Kitchen/Window Condition
Window pane is cracked needs replacing, cutting hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater cover for pliot is missing needs to be replaced.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector in hallway ALSO, install carbon monoxide detectors in unit.

1.1 Living Room/Living Room Present
11/22/13-Unable to inspect two bedrooms, roomate out of country should return in a month. doors were locked.

No show 1:00 landlord did not tell tenant of inspection/not ready

1.3 Living Room/Electrical Hazards
Outlets need to be changed to either two prong or GFI outlets.

1.7 Living Room/Wall Condition
Living room walls peeling paint, needs repainting.

2.12 Kitchen/Sink
Kitchen facuet broken needs replacing.

2.3 Kitchen/Electrical Hazards
Kitchen outlet not testing correctly, needs to be changed to either two prong or GFI unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet cover badly cracked needs replacing, cutting hazard.

4.10 Other Rooms/Smoke Detectors
All smoke detectors are not operating, needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Outlets need to be change to either two prong or GFI outlets.
4.7 Other Rooms/Wall Condition
Bedroom walls are very discolored, needs cleaning or repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not operating, thermostat also broken.
8.1 General Health and Safety/Access to Unit
Access to unit, unit has a double key lock, needs replacing to thumb lock deadbolt. ALSO, Front door lock is loose not secure can be kicked in, needs repair.
8.2 General Health and Safety/Exits
Backdoor is missing strikeplate hardware also remove double keyed lock to thumb deadbolt lock mechanism.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector.
2.10 Kitchen/If No Stove
Oven has not been repaired, tenant has items stored in oven and stated no one had come to repair or replace unit:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. I knocked on door and waited but no one came. Units were light brown/ red trim building.
No show/1:00
1.3 Living Room/Electrical Hazards
Outlets in living room not testing as designed, needs to be repaired or changed to either a two prong or GFCI unit. Also next to loveseat (left side), cracked outlet coverplate needs to be replaced:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD unit not testing at time of inspection repair or replace:
1.1 Living Room/Living Room Present
11/8/13- No show @ 10:00am. Knocked and waited but no one came. Units were light brown/ red trim building.
No show/1:10
1.3 Living Room/Electrical Hazards
Outlets not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
2.10 Kitchen/Stove or Range with Oven
Left front burner non-op needs repair or replace; also the tenant needs to remove the foil from the top of stove, its full of grease, fire hazard:
4.3 Other Rooms/Elecrtical Hazards
Outlet not testing as designed needs to be repaired or changed to either a two prong or GFCI unit:
8.6 General Health and Safety/Interior Stairs and Common Halls
COD in hallway inside unit, not testing at time of inspection repair or replace: Also add COD to laundry room:
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:40am. Brown building, tenant was home but stated he had no knowledge of the inspection and wasnt notified but he did initial that I came to do the inspection on the drivesheet.

No show 10:30/owner did not inform tenant
1.1 Living Room/Living Room Present
11/8/13- No show @ 11:05am and 12:10pm. Gate was locked with pad lock to gain access to the front door. I called out since the front door was close to the street however no one responded.
No show/10:00 Property is locked up/chains and locks on access points--looks vacant: On 12-06-2013, No Show @ 10:55 a.m., Pad lock on front gate I walked around to the side and called out but no one answered. Yellow corner house.
1.1 Living Room/Living Room Present
Property Manager called to request for more time for repair. Agreed to re-schedule for 12/06/13: NO SHOW @ 11:25 a.m. 12-06-13. I ranged the door bell and knocked but no answer: Light tan/blue trim/ stairs:
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor
3.8 Bathroom/Floor Condition
replace lino in bathroom/hole near toilet/unsanitary
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front stairs need handrail/4 or more stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

1.1 Living Room/Living Room Present
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
12/9/13-LL called from Korean, is returning to states on 12/16. Next inspection date is on 12/27.
11/26/13- LL called to re-schedule, family funeral, going to Korea. Needs an extension, asked him to call back for dates after the 12/13.
Pro mgr request to re-schedule, couple of items need work, and both tenant and LL will be at work. Re-schedule for 12/06/13 9-12pm.

1.4 Living Room/Security
install deadbolt w/thumbturn in rear door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet not working properly

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.6 Other Rooms/Celing Condition
water damaged ceiling/left rear bedroom/repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut grass in rear

1.1 Living Room/Living Room Present
11/22/13-No show @ 11:31 am. Rang the doorbell and knocked on door no reply. Brown house/ red trim. Grey infiniti blocking driveway color grey/ blue hood (used hood part). Range rover color black in front as well unsure if it belongs to the tenant. Waited for 5 minutes still no answer.

No show 1:10pm
8/7/13 owner sent letter to SLundy requesting reschedule to date after 9/2. will move to 9/6

1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor

1.1 Living Room/Living Room Present
11/22/13-No show @ 2:55pm. Brown units/ white door address present on front door. The gate has a pad lock on it. I called out but no one answered.

NO SHOW 12/27/2013, No access to entry gate locked from inside, no doorbell. The tenant above the unit upstairs opened the gate and allowed access, but no one was at home. 9:05 am

2.13 Kitchen/Space for Storage, Prep and Serving
Repair water damage to cabinets (when upstairs neighbor turns on water, cabinets get flooded with water)

2.6 Kitchen/Ceiling Condition
Repair water damage

2.7 Kitchen/Wall Condition
Repair water damage

3.6 Bathroom/Ceiling Condition
Repair water damage

3.7 Bathroom/Wall Condition
Repair water damage and section of wall missing due to water damage.

1.1 Living Room/Living Room Present
Address 773 Humboldt #1
2.12 Kitchen/Sink
recaulk kitchen sink
sink pipes leak
11/22/13- still slight leak underneath ktichen sink needs repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
11/22/13- heater still not working properly owner will have to re-check.
4.3 Other Rooms/Elecrtical Hazards
Outlets needs to be changed to either two prong or GFI outlet not testing correctly. FAIL 01-03-14/ No work completed on outlets at time of inspection.
1.1 Living Room/Living Room Present
Acutal address: 775 Humbolt (upstairs).
8.6 General Health and Safety/Interior Stairs and Common Halls
Change outlet on patio to either two prong or GFI unit, outlet not correct. FAIL not repaired at time of re-inspection. 01-03-14
1.1 Living Room/Living Room Present
11/22/13- No show tenant not home. The address is labled (775 A) not 733 HUMBOLDT AVE.
2.10 Kitchen/Stove or Range with Oven
Kitchen- left front burner not operating, needs repair or replace.
1.1 Living Room/Living Room Present
11/22/13- no show @ 1:15pm Blue/white house two pitbulls in front, the gate was locked no entry. The pitbulls looked at me and walked away and laid down, they did not bark or alert the tenants I was there, I called out but no one answered.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure toilet to floor: Toilet not secured at time of inspection, 12-06-13. F.A.
4.10 Other Rooms/Smoke Detectors
install smoke detector/12/27/13 not install at time of re-inspection.
4.6 Other Rooms/Celing Condition
12/27/13 Not repaired at time of re-inspection, in process.

water damaged ceiling/left rear bedroom/repair
1.1 Living Room/Living Room Present
Pre-call 650-766-9665
1.1 Living Room/Living Room Present
6/11- owner wont be available for inspection, need to re-schedule to 7/8 1-4pm.
1.1 Living Room/Living Room Present
No show @ 12:40 pm Tenant not home.
1.1 Living Room/Living Room Present
Pre-call: 510-612-0745
No show @ : pm no one at home. Blue/ Tan house.

6/26- owner called in May to re-schedule inspection on 6/12. She said she spoke with Joanna but we did not have any dates open therefore inspection was not re-scheduled. 6/12 is suppose to be re-scheduled NOT a no show. Alay.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316
1.1 Living Room/Living Room Present
Pre-call 510-207-0826
1.1 Living Room/Living Room Present
Pre-call: 510-910-4203
6/18- owner called, tenants are going camp that week, need to re-schedule for 7/8 1-4pm.
1.1 Living Room/Living Room Present
Pre-call: 530-559-6978, or 510-201-0213
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:30 pm. Grey/green building no answer.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
PRE-CALL 323-828-0714

Address for this unit is 5210 Fresno St.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs a battery, Tenant responsibility.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714 No Show @ 2:50 pm. no one home. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:45 pm. no one home. Grey/pink building downstairs unit.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector to each bedroom, total of two detectors.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
No Show @ 2:55 pm. No one home.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Excessively Dirty/Greasy. Tenant clean or replace screen vent for overhead fan on stove/oven.

Left rear burner non-op repair or replace. (owner).
4.10 Other Rooms/Smoke Detectors
Hallway: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
NEED TO PRE-CALL 323-828-0714
The tenant answered the door but had no notice for a inspection. No entry 2:20 pm. Grey/pink building.
2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in bedroom.
1.1 Living Room/Living Room Present
PRE-Call 415-233-0588
1.1 Living Room/Living Room Present
No show @11:40 am The mantinance man said the tenant had just left he had no key to enter the unit, but sign that I was present for the inspection.
1.1 Living Room/Living Room Present
Pre-call: 808-347-8262
6/24- tenant and owner will not be available need to re-schedule from 7/23 11-2pm
1.1 Living Room/Living Room Present
This unit failed. I was unable to put a fail decision in the system not allowing access.
2.7 Kitchen/Wall Condition
Open hole in the wall located next to the refridgerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

Toilet handle broken/missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
Shower head is leaking repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Breakers are crooked in the fuse box downstairs, tenant states the power goes out from time to time and they have to giggle the switch in order for the lights to work. Electrical hazard repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall. Stair boards are loose needs to be secured.
1.1 Living Room/Living Room Present
Pre-call 30 min pre-call 707-334-2831
1.1 Living Room/Living Room Present
No show @ 11:45 am. no one home, brown unit.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

1.1 Living Room/Living Room Present
Pre-call: 510-932-5198

6/30- spoke with Owner Henry, advise that tenant will be calling to reschedule.
7/2- spoke with tenant, Ms Brown, re-schedule from 7/3 to 7/15 1-4pm.

1.1 Living Room/Living Room Present
Unable to locate unit. Park Ave starts at 5000 not 48. I spoke with Alison to locate the unit or contact the owner but no contact phone number. 9:45 am.

1.1 Living Room/Living Room Present
Tenant answered the door and stated he had not been given notice from the landlord. NO entry @ 11:40 brown building.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

1.1 Living Room/Living Room Present
Pre-call 1/2 hour b4 510-223-7488
Reschdl inspection said the tenant would not be avail JLD
07/07/14-reschdl inpsction from 07/11/14 to 07/29/14 11-2 owner said tenant had to go out of town

1.1 Living Room/Living Room Present
No show @ 10:30 am. no one home. The maintenance man had no key to enter the unit.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:15 am no answer, yellow house. The tenant was at home but said she did not receive any notice.

1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.

1.1 Living Room/Living Room Present
PRE CALL 510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

Tenant was home but said they did not receive any notice. Grey/lanvendar color house.

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

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7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
7/15- tenants from 3 of the 6 units scheduled are out of town. Need to re-schedule to first week of August. 8/5 between 1-4pm

1.1 Living Room/Living Room Present
****INSPECT THIS ONE INSTEAD 876 30th Street********
PRE-call 510-504-6655

1.1 Living Room/Living Room Present
pre-call 1 hour 707-646-2999
No show I contacted the owner and she forgot it was scheduled for today and needed to be reschedule because she is a senior and needs someone to be present for her.

1.1 Living Room/Living Room Present
Tenant was not ready for an inspection refused entry.

1.1 Living Room/Living Room Present
Tenant not ready for a inspection refuse entry.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Tenant refused the inspection.

1.1 Living Room/Living Room Present
No entry tenant was not at home and dog/dogs barking.

1.1 Living Room/Living Room Present
Owner said this unit was taken off the inspection and was not to be inspected. No entry.
1.1 Living Room/Living Room Present
510-932-5463 prior to arriving.
7/14- Owner going on vacay from 7/17 to 8/13. Need to re-schedule inspection to 8/5 for now, unit further dates open after 8/13.

No show @ 9:40 am. no notice from owner tenant stated.
1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm
1.1 Living Room/Living Room Present
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Damaged / Missing.
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.

Each bedroom not grounded repair or replace.
1.1 Living Room/Living Room Present
07/28/14-OWNER IS OUT OF COUNTRY AND LEFT A V/M no return number needed to reschdl is out of country until the end of August JLD
No work completed. Owner said he would be going out of town and will not until the end of August and would like you to wait to reschedule.
1.3 Living Room/Electrical Hazards
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
2.10 Kitchen/Stove or Range with Oven
Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom (2), Three prong outlets not testing as design needs to be grounded or changed to either a two prong or GFCI unit.
1.1 Living Room/Living Room Present
No entry tenant not home. Dogs inside.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
****NO ADDRESS EXISTS UNDER THIS PLEASE INSPECT 4244 WALL AVE **********
07/18/14- Re-schedule from 07/24/14 to 08/08/14-Owner going out of town - M.LThere is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240There is no address for unit 4238 Wall Ave. address are, 4236,4244, 4240
1.1 Living Room/Living Room Present
7/23/14 no show at 10:15
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside unit.
1.1 Living Room/Living Room Present
No show @ 9:55 am. no one home. Orange/red building.
7/24/14 no show at 2pm
1.1 Living Room/Living Room Present
No show no one home.

1.1 Living Room/Living Room Present
****THIS IS SECTION 8 INSPECT UNIT 3210 Nevin AVE******
PRE-CALL 510-417-8688

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Unit needs a smoke detector outside sleeping rooms, non present at time of inspection.

7.4 Heating and Plumbing/Water Heater
(Owner) Tenant is stating they are hearing loud popping noises coming from the hot water heater once they turn hot water on in the unit. Please check out problem.

1.1 Living Room/Living Room Present
Pre call 15min prior 510-232-5216:

Owner is no longer renting unit to too family situation. Son now presently lives in the house. The owner will notify the City of this change.

1.1 Living Room/Living Room Present
Pre-call 510-381-1580 James Burns

1.1 Living Room/Living Room Present
8/5 Pre call 30min prior 510-815-4423 owner stated tenant left for an emergency and he doesnt have the key to the gate. Re-scheduled for 8/29 9am-12pm

1.1 Living Room/Living Room Present
No Show @ 9:45 a.m. no notice.

1.1 Living Room/Living Room Present
No show@ 9:50 no notice.

1.1 Living Room/Living Room Present
No show @ 9:57 a.m. no notice.

1.1 Living Room/Living Room Present
No Show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show no notice.

1.3 Living Room/Electrical Hazards
Check all outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burners non-op repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Relocate carbon monoxide detector inside unit counter high or lower.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets due to items blocking outlets. Owner I will need to check at next re-inspection. If three prong outlets, check for ground. If not grounded repair the same as the others.

7.4 Heating and Plumbing/Water Heater
Hot water heater needs a drip pan or be lifted off the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Fence is falling towards the property on the right side of the building walkway, with exposed nails, cutting hazard.

2. Cracks in walkway in backyard need repair, tripping hazard.

2.7 Kitchen/Wall Condition
Wall damage and chipping needs repairing.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Tan building unit located in the back. No one answered the door when knocked nor present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:15 p.m. tenant was home but said they did not receive any notice, yellow building.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home. Tan building.
1.1 Living Room/Living Room Present
8/12/14 owner stated tenant on vac. re-schedule to 9/2 1pm-4pm
1.1 Living Room/Living Room Present
PRE-call 510-543-1066

owner out of town re-schedule for 8/25 1pm-4pm
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. Green house.
1.1 Living Room/Living Room Present
08/11/14- 30m Pre-Call to Angelica 510-236-8366. M.L

Property management could not enter the unit, tenant was not ready for a inspection @ 10:10 a.m.
1.1 Living Room/Living Room Present
Pre-call 925-548-0316

Owner said he needed to reschedule.11:15 a.m.
1.1 Living Room/Living Room Present
8/20- owner will not be available on 8/22 need to re-schedule for 9/5 1-4pm
1.1 Living Room/Living Room Present
There was no address 2520 Ohio Ave. on this street. 9:30 a.m. I searched and contacted the office and spoke with Anita.
1.1 Living Room/Living Room Present
All units are a no show the previous owner sold the building and the new owner was present however had no knowledge of inspections for today. Grey building @ 11:25 am.

Building front door locked no one present for inspection. Green building. No show @ 1:55 p.m.
1.1 Living Room/Living Room Present
PRE-call 707-290-9051

owner out of town re-schedule for 8/25 1pm-4pm

No show @ 2:10 p.m. spoke with owner someone was suppose to be there but once I arrived I saw no one and the gate was locked no access to enter.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
7.4 Heating and Plumbing/Water Heater
Water heater is missing or deteriorated. This represents a major defect which must be corrected.(Deteriorating).
7.4 Heating and Plumbing/Water Heater
Hot water heater not working properly doesnt stay hot cuts off time to time stated by tenant. She stated she had been told the hot water heater needed a part to make it work properly, maintenance guy was present at time of the inspection.
1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. Needs to be secure.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items from hot water heater, fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater area, fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing must be replace.
1.1 Living Room/Living Room Present
No show no key for unit.
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector non-op repair or replace.
1.1 Living Room/Living Room Present
No key for unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.
2.10 Kitchen/Stove or Range with Oven
Rear left burner non-op repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater area fire hazard.
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. tenant had not receive notice.
1.1 Living Room/Living Room Present
No show property managers key not working.
1.1 Living Room/Living Room Present
No show tenant not home dogs in unit.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove burners and place drip pans to catch grease and other items from cooking.

2. Tenant clean screen vents free from grease, fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove boxes and items out of hot water heater closet. Fire hazard.
1.1 Living Room/Living Room Present
No show dogs inside unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

(Leak)
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing (1) one strap, needs to be doubled.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm
No entry tenant was home but said they had no notice @ 12:15 p.m.
1.1 Living Room/Living Room Present
9/4-owner going out of town, re-schedule for 9/26 9-12pm

No show @ Brown building no answer @ 1:35 p.m.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no answer brown house.

2nd No show @ 11:55 a.m. no answer Brown house window was open it seem as if someone may have been at home. I called out but no one came.
1.1 Living Room/Living Room Present
No show owner said tenant is being evicted no entry.
1.1 Living Room/Living Room Present
No Show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.
1.1 Living Room/Living Room Present
No show no notice.

1.1 Living Room/Living Room Present
No show tenants in process of eviction, maintenance guy present at time of the inspection.

1.1 Living Room/Living Room Present
No key for unit.

1.1 Living Room/Living Room Present
No show property managers key not working.

1.1 Living Room/Living Room Present
No show dogs inside unit.

1.1 Living Room/Living Room Present
No show no key for unit.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. tenant had a dog and was not at home. No entry.

1.1 Living Room/Living Room Present
No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
This is a section 8 unit.

09-10-14; No Show @ 11:15 a.m. Tenants not home for inspection and manager was not present. I went to his unit at 1200 Bissell Ave. Apt. 301 and rang the doorbell and knocked but no answer. No tenants home at all units except 1300 Bissell Ave. Apt. 301.

1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home. Manager had no key to enter the unit.

1.1 Living Room/Living Room Present
1/2 hour pre-call 510-236-8366
9/19- spoke with contractor and owner, they are waiting on city for permit for repairs for stairway. Advise to fax work order asap before we can re-sched for later date than 10/9. re-sched for 10/9 11-2pm

1.3 Living Room/Electrical Hazards
Living room/dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three prong outlet not testing correctly needs to either be grounded or changed to a two prong or GFCI unit, located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located in main bedroom).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair =Back stairs are extremely weak. The staircase needs to be rebuilded. It has little to no support, very dangerous, unstable/tripping hazard.

8.5 General Health and Safety/Refuse and Disposal
Remove flammables from around water heater

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

3. Tenant remove all items out of hot water heater closet, also no flammable items should ever be located next to the hot water heater (gas cans/charcoal etc.) fire hazard.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one home manager has no key.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one home accompanied by on site manager. No key

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
Pre-call owner 925-727-7549: No show @ 1:05 p.m. owner or property manager said they did not know about any inpsection for today.

09/25/14: No show manager said owner did not tell him about a inspection for today. 09/25/14 FA.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no one home at both addresses. Brown/yellow building.

1.1 Living Room/Living Room Present
Pre-call: 510-932-2461
7/25-owner requesting two weeks to get unit ready for inspection, tenants just moved out. Re-schedule for 8/14 11-2pm

No show @ 11:30 a.m. no answer.

NO SHOW @ 9:55 AM No one home. Green house front porch light was on.

3rd no show @ 11:00 white and green house no answer. 09/04/14.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

1.1 Living Room/Living Room Present
Unit is currently vacant and under rehab. No stove or refrigerator. No hot water.

1.1 Living Room/Living Room Present
No key

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is missing needs to be replaced.

2. Both bedrooms: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Tenant remove all items out of hot water heater closet, fire hazard.

1.1 Living Room/Living Room Present
No entry.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - right of sink

4.8 Other Rooms/Floor Condition
Repair carpet (2 areas)

7.4 Heating and Plumbing/Water Heater
Discharge line must run flat or downward
The water heater has an improper flue for venting gasses - double hood.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.

7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.

8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.

1.1 Living Room/Living Room Present
Tenant had no notice @ 10:40 am. brown unit.

1.1 Living Room/Living Room Present
No entry minor present no one 18 years or older@ 10:25 am.

1.1 Living Room/Living Room Present
NO SHOW @ 12:30 PM NO ONE AT HOME AT EITHER UNIT.

No entry @ 11:10 am. tenant was at home but said he did not receive any notice.

No one home @ 10:20 a.m.

1.1 Living Room/Living Room Present
NO SHOW @ 1:58 PM NO ANSWER.

Tenant was at home but did not receive any notice . No entry @ 1:00 pm. I spoke with the tenant.

1.1 Living Room/Living Room Present
No key.

1.1 Living Room/Living Room Present
No key

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

7.4 Heating and Plumbing/Water Heater
Remove flammable items from around hot water heater.

8.9 General Health and Safety/Interior Air Quality
Int.= poor Air Quality

8.1 General Health and Safety/Access to Unit
No access to unit due to aggressive dog in unit. Please restrain dog for next inspection. T

7.4 Heating and Plumbing/Water Heater
Tenant remove all items away from and out of hot water heater closet. Fire hazard.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove.

2. Light bulb for microwave not working.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management did not have key to enter unit
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove fire hazard.
7.4 Heating and Plumbing/Water Heater
1. The water heater has an improper flue for venting gasses.

2. Wtr. Htr. = Old/Rotted.
8.1 General Health and Safety/Access to Unit
Private access to the unit must be provided. owner not present dog/dogs inside unit.
2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans on stove fire hazard.

2. Fan light on stove not working.

3. Microwave has old dry food inside needs to be cleaned thoroughly.

4. Oven dirty and greasy needs to be cleaned.
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Replace glass closet doors fell off track.
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.
8.1 General Health and Safety/Access to Unit
Management had no key to enter the unit.
1.1 Living Room/Living Room Present
*****ADDRESS 533 22ND ST******
10/31- Owner has been selected for Grand Jury down in southern California, not sure went she can make it back to bayarea for inspection. Currently will schedule out to 12/05/14. She will call back to arrange for earlier inspection time if possible.
Reschedule to 1/5/15. NO MORE RESCHEDULES
1.3 Living Room/Electrical Hazards
Some outlets on left and right side wall in living room testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove turn knob to operate stove (left front) is stripped and needs to be replaced.

2. Fan screen is greasy and needs to be either cleaned or replaced.
2.3 Kitchen/Electrical Hazards
Left wall from entry to kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Bathroom outlet testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Some outlets on left and right side wall in each bedroom are testing H/N/R: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:40 pm no answer green building.
1.4 Living Room/Security
1. door is missing strike plate and is stuck
2. front door and gate are missing door knobs
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
All burners must ignite as designed, cannot require a match to light

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.12 Kitchen/Sink
Rodents, seal hole in wall under sink.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.7 Kitchen/Wall Condition
seal air gap from old vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink not properly mounted, loose
3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.3 Bathroom/Electrical Hazards
Non-working GFCI outlet may be hazardous.
3.5 Bathroom/Window Condition
Window is loose
3.7 Bathroom/Wall Condition
Walls badly mildewed and discolored
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.2 Other Rooms/Electricity/Illumination
overhead light is not working
4.3 Other Rooms/Elecrtical Hazards
install missing light bulb
6.4 Building Exterior/Condition of Exterior Surfaces
Hole in wall at entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Inadequate Heat Source for Unit.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
unit is missing clearly labeled address
overgrown trees and vegetation must be cut back
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (GARBAGE SERVICE MUST BE RESTORED TO UNIT)
1.1 Living Room/Living Room Present
Owner was present but tenant was not home and he did not want to enter the unit without tenant being present, @ 11:25 am.

1/5/15- owner called stating tenant is out of town, advised it is too late to re-schedule same day appointments. Advised he will be re-scheduled if inspection was missed.
12/12- owner called back to re-schedule from 12/16 to 15/15. 9-12pm
11/24- owner is going out of town on 11/27- will be away the entire month of December, need to schedule for January. The farthest date open currently is 12/16. Advised owner to call back a couple day prior to the 16th to re-schedule.
1.1 Living Room/Living Room Present
Please pre-call: 510-672-0718
No Show @ 11:40 am no one at home. Grey/blue units. Located downstairs.
1/13/15- spoke with owner, she said she was promised a pre-call for inspection when she called in to re-schedule the first time, this is a secured building. But when I check in the system there was no pre-call or ph#. Ph # entered today 1/13/15.
1.1 Living Room/Living Room Present
330 Maine Ave #305 Juan Hernandez-510-860-9231
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Tenant also states there is water entry coming in from those cracks each time it rains.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. Also there is a hole next to the front door where signs of mice enter.

2.6 Kitchen/Ceiling Condition
Owner has repaired the previously exposed wood beams in the kitchen and hallway (patched/repaired). Tenant is stating they saw signs of mold that had not been removed prior to completion of the repair. None present at time of inspection.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head.

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall (s) are not weathertight. Tenant has filled in concrete because of previous rain that settled against the walls of the unit, and cause water damage to the bedroom wall/walls. Tenant Doug a hole to create a drain for the water to go out.

8.3 General Health and Safety/Evidence of Infestation
All Bdrms. = Evidence of Infestation. Exterminate for roaches. Exterminate for rats, mice. Exterminate for vermin. Also living room and kitchen.

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

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Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.
02/02/15- Pre-Call 30m prior-Ken-415-747-6880-to meet with Ken at one of the units. M.L

1.1 Living Room/Living Room Present
Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant is stating that the heater fumes are bad and she has asthma but the heater does work she does not use it though. Owner should check pass with comment.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 10:35 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

1.1 Living Room/Living Room Present

No show @ 10:20 a.m. a.m. maintenance was present at time of each inspection.

No show @11:20 a.m. no answer. Maintenance supervisor present at all inspections.

1.1 Living Room/Living Room Present
No show maintenance was present at time of each inspection.

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1.1 Living Room/Living Room Present
04-06-15 the property manager stated that there is no address 972 13th ST.

03/02/15, this property doesnt have an address #972 13th ST. Property manager is located at #970.

Pre-call: 415-747-6880
2/9- Ken Bonner, property manager is off on 2/16, need to re-schedule inspection from 2/16 to 3/2/15 11-2pm.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. Knocked on front and side white security screen door but no one answered. Call office and spoke with Anita to report 3rd no show.

2.10 Kitchen/Stove or Range with Oven
Left front and rear left and right burner non-op. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
Inspector MP found that none of the items the tenant was concerned about were valid fail items.

8.7 General Health and Safety/Other Interior Hazards
Fireplace - repair air gap between fire box and wall

2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove, fire hazard.

2.12 Kitchen/Sink
Dishwasher non-op. Repair or replace or remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show @ 11:48 owner has a fence gate and driveway gate but both were locked. No cars in the driveway. I called out but no one came to the door. Yellow house/corner.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater.

1.1 Living Room/Living Room Present
Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

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Tenant not at home maintenance unlocked the door from outside however the door was double locked from the inside.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

1.1 Living Room/Living Room Present
No entry no notice given for an inspection.

1.1 Living Room/Living Room Present
No work completed at time of re-inspection, 06-09-15

Notes: The unit is very dirty and uninhabitable. Tenant does not clean at all.

1.5 Living Room/Window Condition
Patio door screen is hanging off needs repair or replace.

1.8 Living Room/Floor Condition
The carpet has large stains and full of dirt. Needs to be cleaned thoroughly throughout the unit.

2.10 Kitchen/Stove or Range with Oven
The stove is completely filthy and all knobs are full of grease. Unable to test burners. Need to check at next re-inspection.

2.12 Kitchen/Sink
Kitchen sink is stopped up. Sink is filthy and dirty and grit and full of dirt.

3.12 Bathroom/Tub or Shower
The tub is dirty and filthy and needs to be cleaned thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant has to remove items away from hot water heater. 2nd fail.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater. Fire hazard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
30min Pre-call: 415-606-6423 or 510-233-3115
Must pre-call- gated area
7/8- Owner will be out of town in August re-schedule for new date from 8/5/15 to 7/20 1-4pm.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Check all units at 2389 Aberdeen Way #1,5,6,11,16,21,26,and unit#31. Each unit is being remolded. The stove and smoke detectors/COs are working. The water has been shut off in all units. Some sinks and plumbing had been removed due to remolding. I need to re-inspect all units.

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05/04/15-Pre-Call 30m prior 510-812-6654 -Serv.Mngr- Replace unit # 36 with #5 Due to Asbestos treatmt. M.L

1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

Maintenance unable to open the door. Tenant may have change the lock. No entry.

1.1 Living Room/Living Room Present
No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No entry no notice given for an inspection.

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No entry no notice given for an inspection.

No entry tenant wasnt home and has an alarm system which maintenance had no code to disarm @ 9:50 a.m.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15.

No entry maintenance had no key for this unit.
1.1 Living Room/Living Room Present

No entry the management had some recent letters for an inspection but they were dated May 7nd 2015. No notice was given to the tenants therefore no entry @ 9:00 am.

No show/no entry tenant had no notice 06-09-15

Maintenance had no key to enter the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner paint the stair rail peeling paint.
3.3 Bathroom/Electrical Hazards
Replace GFCI in the bathroom not testing (stuck).
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector needs batteries not testing.
1.1 Living Room/Living Room Present
Tenant is being evicted. No entry.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. tenant was at home but did not receive any notice she stated.
1.1 Living Room/Living Room Present
8/21- Spoke with Paul- he will be out of town for medical procedure and vacay- reschedule from 8/28/15 to 9/16/15 11-2pm.
1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no one home nor present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not working.

2. Oven pilot goes out once oven gets too hot tenant stated. Please check.

4.10 Other Rooms/Smoke Detectors
1. Install three smoke detectors one for each bedroom.

2. Hallway smoke detector not working repair or replace.

8.2 General Health and Safety/Exits
Remove key deadbolt lock on backdoor and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Broken concrete needs to be replaced on walkway in backyard.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. corner units no one home.

1.1 Living Room/Living Room Present
No show landlord decided to reschedule the appointment due to tenant/tenants not being available. Will be ready for next inspection.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. unit is upstairs no one present or home for the inspection. Brown buildings.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. brown house. Black Tahoe SUV was in the driveway also a black Dodge Charger was parked on the street.

1.1 Living Room/Living Room Present

Management said that they did not receive a letter for the re-inspections today @ 9:15 a.m.

The unit is vacant undergoing rehab.

1.1 Living Room/Living Room Present
No address manager stated.

1.1 Living Room/Living Room Present
No address.

1.1 Living Room/Living Room Present
No show @ 12:50 p.m. no one home yellow complex white gate and door no answer.

1.1 Living Room/Living Room Present
9/15- need more time for repair, waiting on parts to be made for old refrigerator. Resched from 9/23 to 10/9 9-12pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

2.3 Kitchen/Electrical Hazards
Outlet near the table: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
Owner/Property Manager stated tenants did not want the inspection and they fell they are safe and everything is fine and they have the right to refuse the inspection by law. No entry @ 9:30 a.m.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. maintenance present.

08/27/15- Pre-Call 30m prior -510-715-4804.

1.1 Living Room/Living Room Present
No show unit looks abandoned maintenance said this was not there unit.

09/01/15-Pre-Call 30m prior-510-715-4804-Multiple units-Please inspect 3800 McDonald #5 instead. M.L

No show @ 11:55 a.m. yellow building no one there also windows had boards covering them.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer.

09/01/15-Please inspect-3521 Chanslor #3 instead. M.L

1.1 Living Room/Living Room Present
No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

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No Entry @ 9:15 a.m. property manager did not have any notice about the inspections and spoke with Anita at approx . 9:45 a.m. and will have to reschedule.

1.1 Living Room/Living Room Present
pre-call: 510-390-1375

08/25/15-Pre-Call 1hr prior-510-390-1375- Changed the insp from 08/27 to 09/17- per owners request-out of town until 09/16. M.L

9/14- Owner has scheduling conflict, can only take a Friday appt. Resched from 9/17 to 10/9 11-2Pm

10/5- owner has mandatory work meeting on Friday, will not be available for inspection- advised this will be the final re-schedule from 10/9 to 10/16 1-4pm

1.1 Living Room/Living Room Present
Pre-call: 510-229-2291

10/9- owner is going out of town, will be not available. re-scheduled from 10/14 to 10/29 11-2pm

1.1 Living Room/Living Room Present
Owner was present at 1:00 p.m. but he lost/missed placed the key no entry.

1.1 Living Room/Living Room Present
NO show @ 1:30 p.m.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner on stove not lighting correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Mount carbon monoxide detector.

8.1 General Health and Safety/Access to Unit
Front door knob on security gate doesnt close securely and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
pre-call: 510-219-2956
No show @ 1:20 pm no one home.

10/27/15- unit is a duplex, one unit is scheduled for 11/20/15, wants inspection completed on same day, Resched from 10/30 to 11/20

1.1 Living Room/Living Room Present
No show tenant changed the lock manager present.

1.1 Living Room/Living Room Present
No entry @ 2:55 p.m. tenant had no notice.

1.1 Living Room/Living Room Present
No one present for the inspection owner stated last time it was vacant. There is a lock on the gate I arrived at 1:30 p.m. Grey house in the back.

The unit is vacant the owner has not rented it in more than 5yrs he stated.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.

1.1 Living Room/Living Room Present
I called the owner @ 10:16 and no one answered the phone I sent a text message but no response.
1.3 Living Room/Electrical Hazards
Outlet testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one present for the inspection. Brown house Tan Mitsubishi parked in the driveway.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
11/04/15-Pre-Call 30m prior-510-813-1609-Changed the insp from 11/10 to 11/20- Owner not available on the 10th. M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
1.1 Living Room/Living Room Present
11/19/15-Pre-Call -323-828-0714-Anthony.4 Units scheduled.M.L

10-30-2015 No show @ 11:00 a.m.

Property manager said he did not receive any notice for todays inspection.
1.8 Living Room/Floor Condition
Repair or replace torn linoleum in living room, its bucking/separating.
4.10 Other Rooms/Smoke Detectors
1. 1. Smoke detector in bedroom not working repair or replace.

2. Entry hallway smoke detector is missing and needs to be replaced.
4.7 Other Rooms/Wall Condition
Glass closet door off track needs to be replaced.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one for each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the building needs repair/ repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Needs one more strap.
3.8 Bathroom/Floor Condition
Bathroom floor has a hole next to the shower and needs repairing.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each sleeping bedroom.

2. Install a carbon monoxide detector upstairs.

4.3 Other Rooms/Elecrtical Hazards
Tenant is repainting the unit and need to replace all missing cover plates for outlets and light switches once completed.

4.5 Other Rooms/Window Condition
Bedroom downstairs window seal is damage and needs repair air gap/cracks along the side repair/replace.

4.6 Other Rooms/Celing Condition
Repair hole in the ceiling in the basement.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call requested by owner-510-847-1269- 2 units -Changed the insp from 12/2 to 12/09-Tenant is very ill not able to be there. M.L

11/02/15-Pre-Call requested by owner-510-847-1269- 2 units scheduled.Changed the insp from 11/16 to 12/02-Owner will be out of the country until the end of the mth. M.L

1.1 Living Room/Living Room Present
11/30/15-Changed the insp from 12/3 to 12/18 per owner-tenant not available on the 3rd. M.L

1.1 Living Room/Living Room Present
12/1/15- owner is currently out of town, returning on 12/14/15- Inspection rescheduled from 12/4/15 to 12/18/15 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. pink house porch light was on no answer.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no answer at both units.

1.1 Living Room/Living Room Present
Fail no PG&E unable to check entire unit. Smoke detectors are working.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L
11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.1 Living Room/Living Room Present
12/15/15-Pre-Call 30m prior-415-328-4754-Changed the insp per P.Mngr from 12/18 to 01/05-Ceiling needs repair-short on maintenance- M.L

11/30/15-Pre-Call 30m prior-415-785-8322 requested-Changed the insp from 12/03 to 12/18-Need extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard. Located next to sink area needs a cover if not repaired.

2.6 Kitchen/Ceiling Condition
Peeling paint above the sink.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector not working repair or replace.

2. Install a carbon monoxide detector inside the unit.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Hallway floor is very soft in the middle possible dry rot underneath and needs repair. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rails and window frame has peeling paint and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
1. Secure side molding on the left side of the house thats hanging.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L
No one present or answered the door when knocked @ 12:26 p.m. unit is located in the rear of the house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
1. Bedroom outlet: A missing and/or cracked coverplate presents an electrical hazard.

2. Damaged outlet presents an electrical hazard. (No Power).

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection. It will need a discharge pipe also earthquake straps.

1.1 Living Room/Living Room Present
11/30/15-Pre-Call 30m prior-510-725-2002-requested-Changed the insp from 12/9 to 12/10-Owner not available on the 9th. M.L

The tenant was outside smoking a cigarette and as I approached the unit she got up and went inside and close the door and said she was getting ready for work. I said I was here for the inspection but no reply door was close on me. @ 12:20 p.m.

1.3 Living Room/Electrical Hazards
Outlet located next to fireplace: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right burner on stovetop not functioning or lighting correctly and will need repair. Safety hazard repair or replace.

1.1 Living Room/Living Room Present
Pre-call: 952-828-0718
11/18/15- owner and tenant will both be out of town- family emergency with tenant will be back second week of December- resched from 11/24 to 12/14 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Repair or replace all hardwire smoke detectors all are not working throughout the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clear excess clutter in garage area and create a pathway for an emergency escape if needed. Safety exit hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking access. I will need to inspect on next re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one answered the door, I heard dogs barking in the background. Yellow/brown building unit located upstairs.

12/22/15 - no show , locked gate

4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector not working repair or replace.

2. Kids room: install a smoke detector inside.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom (color green); Loose outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors. Privacy bedroom locks allowed.

4.5 Other Rooms/Window Condition
One broken window pane in hallway needs replacing.

7.4 Heating and Plumbing/Water Heater
Needs earthquake straps top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (throughout)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/23/15 no show

1.1 Living Room/Living Room Present
12/23/15 - no show

1.1 Living Room/Living Room Present
12/23/15 - no entry - tenant refused entry stating owner did not inform her of inspection

1.1 Living Room/Living Room Present
11/09/15-Pre-call 30m prior requested-925-899-8230- Changed the insp from 11/12 to 11/30-Short on maintenance personnel- M.L
12/29/15 - no show

2.7 Kitchen/Wall Condition
Repair kitchen wall thats damaged.

4.4 Other Rooms/Security
Remove key lock from all bedroom doors.

4.7 Other Rooms/Wall Condition
All bedrooms walls are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Hot water heater wasnt accessible I will check at next visit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees around the house and on the top of the house.

1.4 Living Room/Security
Both patio doors up and downstairs are very hard to open repair or replace.

1.7 Living Room/Wall Condition
Corner wall damage located going upstairs small chips metal showing.

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. Floor is very soft and possible dry rot underneath the linoleum. Repair/replace.

4.10 Other Rooms/Smoke Detectors
1. Install two smoke detectors one upstairs and one downstairs.

2. Install two carbon monoxide detectors one upstairs also one downstairs.

8.2 General Health and Safety/Exits
1. Backdoor frame is damage due to possible rodents eating the wood and large chunks are damage. Repair/replace.

2. Backdoor needs to be weather stripped.

1.1 Living Room/Living Room Present
12/30/15 - no show - brown building
1/22/16 - letter received from owner stating unit is vacant and will not be available for inspection until April.

1.1 Living Room/Living Room Present
01/22/16-Pre-Call 30m prior-510-334-9845-Changed the inspection from 01/29 to 02/12-Owner out of town-will not be bck in time for the 29th. M.L

1.1 Living Room/Living Room Present
CH-1-26-16 owner call to re-schedule from 2-5-16 to 2-12-16 wants 11:00 to 2:00

1.1 Living Room/Living Room Present
Pre-call to PM @ 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/02/16-Pre-Call 1hr prior-510-703-9214-Changed the insp from 02/08 to 02/16- Owner is sick-needs extra time.M.L
1.1 Living Room/Living Room Present
02/05/16- Pre-Call 45m prior-650-296-7695-Changed the insp from 02/09 to 03/04-Unit being renovated- M.L

02/02/16-Pre-Call 1hr prior-650-296-7695-Changed the insp from 02/15 (Holiday) to 02/09-Ok per owner. M.L

12/15/15-Pre-Call requested-30m prior-650-296-7695-after 10AM if possible.owner is evicting tenant and needs time for repairs. Extension granted from 12/14/15 - 2/15/16
1.7 Living Room/Wall Condition
The walls need repainting there discolored badly.
1.8 Living Room/Floor Condition
The carpet is worn and torn and needs replacing. (Tenant has cats and newspaper everywhere).
2.10 Kitchen/Stove or Range with Oven
Stove has dark discoloration throughout and needs cleaning/replacing.
2.11 Kitchen/Refrigerator
Refrigerator has food build up and spoil food throughout. Unsanitary (Tenant).
2.12 Kitchen/Sink
Unable to check sink due to crud and dirt inside.
2.8 Kitchen/Floor Condition
Kitchen floor is worn and very dirty needs cleaning/replacing. (Tenant caused).
1.1 Living Room/Living Room Present
02/08/16-Changed the insp from 02/10 to 02/24-per owner-Tenant cannot be there on the 10th. M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area per level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/9/16 - no show at 915am, gray and green with white trim
1.1 Living Room/Living Room Present
12/28/15 - no show - green with white trim
2.6 Kitchen/Ceiling Condition
Repair / replace damaged sheetrock
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hall
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
02/10/16-Pre-Call 30m prior-510-508-1999-Changed the inspection from 02/12 to 02/24-Per Owner-Tenant out of town until the 20th.M.L

30min pre-call: 510-508-1999
1.1 Living Room/Living Room Present
02/12/16-Pre-Call 30m prior-510-414-6973 or 415-246-8178-Changed the inspection from 02/17 to 03/09-Owner is not available on the 17th. M.L
1.1 Living Room/Living Room Present
2/11/16 tenant refused entry to inspector at 1:10pm
1.1 Living Room/Living Room Present
1/28/16 - no show at 1:44pm, wood with green trim
2/16/16 - no show at 1pm

1.1 Living Room/Living Room Present
02/19/16-Pre-Call 30m prior-707-334-3379-Changed the insp from 02/23 to 03/15-owner not able to take off work for insp-may have to change to late March. M.L

2/8/16 no show at 1105 am, green building

1.1 Living Room/Living Room Present
510-704-1240
No show @ 12:40 p.m. no answer at both units. Black Honda Accord in the driveway.
1/20/16 no show - manager key did not work in door.
2/22/16- the PM is out sick not available for inspection- resched from 2/22/16 to 3/2/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-2-16-Re-schedule from 2-9-16 to 2-10-16 owner is not avil that day.11-2PM

2/25 - Owner rescheduled from 3/14 to 3/24; owner not avail that day. 9-12

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing downstairs. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
03/24/16-Pre-Call 30m prior-510-952-1512-Changed the insp from 03/28/16 to 04/18/16-2 Units scheduled-Owner needs extra time to get unit ready for the inspection-M.L

1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-925-330-7645-Changed the insp from 03/28 to 04/04-Owner not able to be there on 03/28- M.L

1.1 Living Room/Living Room Present
3/28/16 no show at 9:45, brown building

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim

1.1 Living Room/Living Room Present
30 min pre-call to 510-776-8409
4/5/16 - pwner requests reschedule from 4/12 to 4/14

1.1 Living Room/Living Room Present
4/1/16 no show at 9:45am - yellow with brown trim, locked gate

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-279-0663-Owner needs extra time to get the unit ready- M.L

1.1 Living Room/Living Room Present
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-206-0083- Kathy

4/13 PM needs to reschedule, unit not ready; rescheduled from 4/14 to 4/25 11-2

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

2.10 Kitchen/Stove or Range with Oven
Install screen on exhaust fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.6 Living Room/Ceiling Condition
Smoke detector not functioning

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front and right front burners to function as designed

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from all interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (right rear bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (hall and basement). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

1.1 Living Room/Living Room Present
Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

4.2 Other Rooms/Electricity/Illumination
back bedroom upstairs light on right side not working

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable. hall bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

4.3 Other Rooms/Elecrtical Hazards
Bedroom by kitchen - outlets test hot/neutral reverse

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.6 Living Room/Ceiling Condition
smoke detector is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

1.1 Living Room/Living Room Present
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

2.10 Kitchen/Stove or Range with Oven
left front burner not liting

1.1 Living Room/Living Room Present
no show 5/11/16 10:00

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/26/16-Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 05/05 to 05/11-Owner not available any day but Wednesdays. M.L

03/30/16- Pre-Call 30m prior-510-421-1596-P.Mngr-Changed the inspection from 04/05 to 04/06-Not available on the 5th. M.L

1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/04/16- Pre-Call 30m prior-510-734-0919-Changed the inspection from 05/05 to 05/11-Owner asked for extra time to the repairs- Last-Re-schedule- M.L

04/20/16-Pre-Call 30m prior-510-734-0919-Changed the inspection from 04/22 to 05/05-Owner had surgery-time to recover. M.L
1/25 spoke with owner moved inspection from 2/9 to 2/22 due to death in the family.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

1.1 Living Room/Living Room Present
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

4.7 Other Rooms/Wall Condition
Correct peeling paint under window in right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.loose

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

2.1 Kitchen/Kitchen Area Present
faucet keeps running

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater needs strap at top and bottom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
carbon monoxide and smoke detector alarm needs to be installed in unit

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
pre-call: 510-910-0589

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (light switch top of stairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms AND hall). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged sheetrock in carport ceiling
Exposed wiring in carport must be covered

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A broken switch presents an electrical hazard. (right bedroom light switch)

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

1.1 Living Room/Living Room Present
30min pre-call: 707-494-0223

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (right bedroom)

1.1 Living Room/Living Room Present
4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing in hall. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (left rear bedroom)

4.7 Other Rooms/Wall Condition
Closet doors are off track (left rear bedroom)

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
fail 5/16/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -(right front bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right front bedroom)

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
Repair / replace GFI in hall bath, not testing as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole by light switch in left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (both bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly or missing (dining room, 1st floor left bedroom and 2nd floor right bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (left bedroom light switch)

4.4 Other Rooms/Security
Repair / replace damaged door frame in left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground in all bedrooms), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (all three levels). All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hour pre-call: 510-798-0502

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
correct hot/neutral reverse to laundry room outlet

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

1.1 Living Room/Living Room Present
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
3/25/16 no show at 9:10am, brown with black trim no show 5/17/16 brown with black trim gate code is 7512

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8

1.1 Living Room/Living Room Present
5/2/16 Owner R/S from 5/3/16 to 5/17/16 due to been out of town repairs not done
3/22 - Owner rescheduled from 4/1 to 4/4, 9-12 for tenant convenience; 510-508-4439.- ST

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove peeling paint on front of house and repaint

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present.

1.1 Living Room/Living Room Present
05/06/16- Changed the inspection from 05/27 to 05/17-Owner is living the country very soon. M.L

1.1 Living Room/Living Room Present
3152 Birmingham

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both levels. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
correct hot/neutral reverse to hall bath outlet

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/2/16- owner was in hospital care, was not able to complete repairs- inspection rescheduled from 5/2 to 5/18/161-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all four bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing on both floors. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
plug left wall hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
address is 318

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroons

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/1/16 due to owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814

5/4/16-2pm- owner miss read letter, thought it was scheduled for 5/5/16 but was scheduled for 5/4/16. Advised another notices will be sent. Alay. called owner said inspection was for 5/5/16 was not 5/4/16 request reschedue

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (2nd floor, left). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-717-5814 called owner said inspection was for 5/5/16 not 5/4 16 request reinspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (left and middle bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

1.1 Living Room/Living Room Present
5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

1.1 Living Room/Living Room Present
5/17/16- repairs completed, requesting for an earlier date-inspection reschedule from 6/9 to 5/20 11-2pm. Alay

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
all bedroom windows need screens

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 - no show at 1:20pm, white with green trim tenant refused entry11;05

1.1 Living Room/Living Room Present
05/23/16-Pre-Call 30m prior-510-236-8366-2 units scheduled- P.Mngr. M.L

4/1/16 no show at 1:05pm, blue with white trim, locked gate

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4-18-16 CH- Pre call 1HRs prior 925-984-1652
5/23/16- owner in hospital, emergency. Inspection reschedule from 5/23 to 6/8/16 9-12pm. Alay
4-18-16 R/S from 5/10/16 to 5/23/16 will be out of country
3/24/16- wants to reschedule for month of June, will be out of town- advised owner needs to send something in write regarding request. Inspection will be scheduled within 14 days of owners return date. Alay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- owner will be out of town- inspection reschedule from 6/6 to 6/10 9-12pm. ALay

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

1.1 Living Room/Living Room Present
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay

2.10 Kitchen/Stove or Range with Oven
check all burners not liting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. 5/20/16 Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI / living room and both bedrooms

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs- M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.2 Living Room/Electricity
smoke detector is not testing livingroom

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm. ALay
1.1 Living Room/Living Room Present
510-734-6457

4/25/16- owner needed a Monday date for inspection- reschedule from 5/4/16 to 5/23/16 9-12pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/23/16- waiting on stove to be delivered- inspection resched from 3/2 to 3/15 11-2pm. Alay
3/15/16 no show at 11:30am
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom, only top strap present 5/23/16 fail
1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/1 - Owner needed to reschedule from 4/12 to 4/18 1-4 for convenience; 510-236-3636
1.1 Living Room/Living Room Present
03/25/16-Pre-Call 30m prior-510-237-3718 or 650-255-0738- Changed the insp from 04/04 to 04/18-Owner has a medical apt on the 4th- M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
4.10 Other Rooms/Smoke Detectors
need carbon alarm on both floors
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.10 Kitchen/Stove or Range with Oven
right front burner is not liting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.7 Other Rooms/Wall Condition
window wall has discolor at bottom remove and repaint
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.thoughout
2.3 Kitchen/Electrical Hazards
kitchen light is not working fail 5/23/16 light is not working
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.
4.6 Other Rooms/Celing Condition
remove peeling paint and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon monoxide alarm in unit

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
need carbon monoxide in unit

1.1 Living Room/Living Room Present
04/12/16- Pre-Call 30m prior-916-410-8973-Requested by owner. M.L

2.2 Kitchen/Electricty
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH 5-2-16 R/S from 5-5-16 to 5-23-16 T- 1-4PM repair on stair not done
03/23/2016-Pre-Call 30m prior-510-367-9207-Changed the insp from 04/01 to 04/05-Owner/Tenant not available on 04/01/16- M.L

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to function as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
Pre-call: 510-246-1370 or 510-235-3393

5/10/16- owner is not available in 5/16/16 inspection reschedule for 5/23/16 1-4pm. Alay

3/21/16- only available dates available due to tenants schedule is 4/11 4/12 or after 5/30. Inspection rescheduled from 4/7 to 4/12/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement). All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - hallway

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/18/16-Inspect Unit 742 Amador instead-per Rob-Pre-Call 30m prior-415-652-7110. M.L

4/13 - Precall PM Rob @415-652-7110; Rescheduled from 4/14 to 4/20 11-2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.unable to see blocked door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/28/16 - no show, tan building with white trim. Inspector noted broken garage door and missing downspouts by front gate.
2/16/16 - no show at 12:14, tenant was home but refused entry
3/4/16 - no show at 11am, tenant refused entry
3/15/16- owner going out of town for 3 weeks- inspection reschedule from 3/23 to 4/21- advised this will be final reschedule. Alay.no entry tenant refused entry 5/24/16 tan with white trim 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway

6.3 Building Exterior/Condition of Roof and Gutters
replace 2 down spouts in hallway going to unit

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. Pre-call 510-508-4749 2 units to be inspected

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
light swich is not working as desined replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.mattress

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right front and livingroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both hallways

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

1.1 Living Room/Living Room Present
03/22/16-Changed the insp from 04/04 to 04/21-Owner has repairs that need to be done for the unit. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-510-219-3257-Changed the inspection from 05/16 to 05/24-Owner needs extra time for repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 1hr prior-408-203-9552-Insp as early as possible-Changed the insp from 06/07 to 05/27-Owner not available on the 7th. M.L

CH-5-6-16 R/S from 5-19-16 to 5-18-16 due to owner is off on the 18th
5/18/16 - locked gate, 1pm

1.1 Living Room/Living Room Present
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16

1.1 Living Room/Living Room Present
04/04/16- Pre-call 30m prior-510-776-1438-Changed the inspection from 04/07 to 04/22-Owner recovering from Surgery- M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
03/08/16-Pre-Call 30m prior-510-406-0717-Gated Complex. M.L
1/28/16 - no show at 9am, yellow with brown trim
3/1/16 - no show at 11:15am, locked gate,
3/23/16 - unit is under construction
4/7/16 - inspector failed to make pre-call, inspection rescheduled with no penalty to owner.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/5/16 - no show at 9:05 brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
415-200-9464
4/11/16- owner making some minor repairs, inspection postpone for two weeks- inspection rescheduled from 4/12 to 4/25 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

3.3 Bathroom/Electrical Hazards
plug hot and rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
The owner did not do any repairs tenant stated and has not responded to last re-inspection. No show @ 12:15 p.m.

Pre-call: 510-365-2816

10/1- owner will not be available on 10/5- rescheduled from 10/5 to 10/2 9-12pm
09/18/15-Changed the insp from 09/21 to 10/05-owner needs time to fix dishwasher. M.L no entry tenant said owner has done no work to his unit 5/25/16

2.10 Kitchen/Stove or Range with Oven
2nd fail:No work completed.

1. Replace all drip pans on stove.

2. Replace or clean hood filter for overhead fan.

7.4 Heating and Plumbing/Water Heater
I will need to check the hot water heater next visit no access today.

1.1 Living Room/Living Room Present
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15

1.1 Living Room/Living Room Present
Pre-call: 510-917-1949
road was cloesed for repaveing need to reschedule

5/19/16- Inspection reschedule from 5/18 to 5/25/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.7 Bathroom/Wall Condition
correct peeling paint from around master bath shower and repaint

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hall

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all smoke detectors in house none working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
Pre-call: 408-892-2338
5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
04/26/16- Pre-Call 30m prior-510-375-0235- 2 Units scheduled -Owner. M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.master and hall hall bath window is broken

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior doors.unable to see downstairs room locked

5.2 Secondary Rooms/Security
Doors must be secured to hinges.landry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Door Damaged/Deteriorating.garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.top of steps front

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.by hallway door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

2.10 Kitchen/Stove or Range with Oven
check all 4 burns not lighting as designed

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

2.3 Kitchen/Electrical Hazards
Damaged wires present an electrical hazard.dinning room and living lights not working as designed

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

2.10 Kitchen/Stove or Range with Oven
right front and back burner not lighting repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

3.13 Bathroom/Ventilation
Vent system is missing or deteriorated. This represents a major defect which must be corrected.

3.7 Bathroom/Wall Condition
base board is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
closet door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
remove security bars or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.room by kitchen

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.by door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
security bars need quick relice

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

1.1 Living Room/Living Room Present
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
5/11/16- need extension to complete electrical work. Inspection rescheduled from 5/23/16 to 5/27/16 11-2pm. Alay unable to do inspection no list 5/17/16

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.5 Kitchen/Window Condition
kitchen window needs screen

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.exposed wire needs cover

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
5/23 - Spoke with owner repairs made requested sooner inspection date. Moved from 6/9 to 5/27 MW

1.1 Living Room/Living Room Present
3/23/16- tenants are currently out of the country- they will not be returning unit after 5/20- advised owner to call back first week of May to schedule inspection for the end of May when tenants are back. He does not have keys to unit. Alay
5/23 - Spoke with owner he requested soonest date available. Moved from 6/21 to 5/27. MW

1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
remove security bars or put quick relice
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
05/31/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 06/02 to 06/08-duplex-other unit @1320 Visalia scheduled for the 8th- per owners request-M.L

04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L called owner said he called for inextension

3/22/16 - no show, yellow with white trim, dog in yard
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05
1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show dogs in yard 5/10/ 16
1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
3/25/16 - no show at 1:10, yellow with green trim

1.1 Living Room/Living Room Present
3/25/16 - no entry at 1:30pm, tenant refused to allow inspector inside unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.door

4.4 Other Rooms/Security
all bedrooms unable to get in fire hazzard

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
Must pre-call at least 30min: 415-446-8839

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Right bedroom locked, could not inspect - access must be granted for next inspection

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Smoke detector in hall is not working

1.1 Living Room/Living Room Present
04/18/16-Pre-Call 1-1/2 hrs prior-530-258-7557-Changed the insp from 04/27 to 05/03-Owner not available on the 27th. M.L

1.1 Living Room/Living Room Present
04/25/16- Pre-Call 30m prior-510-701-1289. Owner.

1.1 Living Room/Living Room Present
Pre call 415-690-5557; Owner has another addr. to be inspected today

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (right front bedroom). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

1.5 Living Room/Window Condition
remove plywood from window

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
30min pre-call: 510-375-8025

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay.

1.1 Living Room/Living Room Present
Pre-call: 510-845-6381 or 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.3 Bathroom/Electrical Hazards
GFCI not testing replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15
1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit
3.3 Bathroom/Electrical Hazards
GFI is not testing replice
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am
2.4 Kitchen/Security
removed double keyed lock repair hole
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair
4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-773-2079-Gated Complex

4/21/16- they have only a few more items to repair - need two more week- advise this is the final reschedule from 4/25 to 5/5/16 1-4pm. ALay
04/06/16-Changed the inspection from 04/07 to 04/25-Owner needs extra time to finish repairs. M.L

3/17/16 no show at 9:50, locked gate, brown with green trim
5.2 Secondary Rooms/Security
Install knobs to back door
1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L
4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.hallway
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
05/12/16-Pre-Call 30m prior-925-997-5935-Changed the insp from 05/25 to 06/02-Owner is not available on the 25th. M.L

4/12- owner not available due to emergency with sons school. Inspection reschedule from 4/13 to 4/25 11-2pm. Alay.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.4 Living Room/Security
remove double keyed lock from door
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50
1.1 Living Room/Living Room Present
04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/24/16-Pre-Call 30m prior-510-406-4031-Changed the inspection from 06/10 to 06/2-To schedule with 620 39th St- Same day. M.L

04/11/16-Pre-Call 30m prior-510-406-4031- Changed the inspection from 04/13 to 05/05-Owner not available on the 13th. M.L
5/2/16- tenant has medical procedure- inspection reschedule from 5/5 to 5/11 1-4pm. ALay
1.1 Living Room/Living Room Present
no show 5/11/16 10:00
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
2.12 Kitchen/Sink
Faucet damaged/leakage.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

smoke detector is not testing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
Pre call 30 min prior
CH-6-3-16 R/S from 6-8-16 to 6-20-16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. by window

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard thoughout unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 5 /17 16 tan building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing (basement and second floor). All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/17/16 - no show at 9:40, red with rock at bottom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
2.7 Kitchen/Wall Condition
Repair wall hole.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs
1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building
1.1 Living Room/Living Room Present
6/6 - Call Debbie 415-272-2803 with ETA she must be present for inspection.

Pre-call: 415-272-2803

5/4/16- owner is going out of town- need inspection for after 5/18-Inspectoin reschedule from 5/6 to 5/23/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
downstairs
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim
1.1 Living Room/Living Room Present
6/6/16-waiting on window repair- inspection reschedule from 6/9/16 to 6/24/16 1-4pm. Alay
3/25/16- fax received 3/23- requesting extension- extensive renovation and tenant going out of town. Advised an addition 30-45 day maybe granted from 5/10/16. Alay no show tan with brown trim
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
left front burner and oven not working
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.2 Living Room/Electricity
light by front door is not working repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

1.4 Living Room/Security
sliding glass door lock is not working repair

1.2 Living Room/Electricity
light swtich needs cover

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left and right front burner is not lighting repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

2.1 Kitchen/Kitchen Area Present
Actual unit address is 400 32nd St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim

1.1 Living Room/Living Room Present
4/19/16 - no entry at 1:20, tenant refused entry, white building tenant refused entry said house is on section 8
6/3/16 - no show at 1:10

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.3 Kitchen/Electrical Hazards
light swich is not working over sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by stove

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05

4.5 Other Rooms/Window Condition
remove security bars from all bedroom windows or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call: 415-342-4728 or 408-786-7386
6/2/16- inspection reschedule from 6/27 to 6/7/16. Need earlier date, tenants are going out of town. Alay
5/23/16- repairs completed- need earlier date - reschedule from 6/10 to 5/25 11-2pm. Alay
4/7/16- Spoke what Peter and tenant, tenant going out of town, returning May 28th. Inspection rescheduled from 4/20 to 5/10- tenant will try to have family member available for inspection. Alay

5/10/16- Inspection reschedule from 5/10 to 5/11- tenant was adamant no one came. Alay fail 5/25/16

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call: 415-706-2887
3/14/16- owner is going out of town- 3/28 to 4/6, inspection reschedule from 3/28 to 4/7 11-2pm. Alay
4/7/16 - inspector failed to make pre-call as requested, inspection rescheduled at no penalty to owner. called onwer said got no notice tenant was not home needs rescheude

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.3 Other Rooms/Elecrtical Hazards
check all 3 prong plugs for open ground both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/9/16- spoke with Steve - tenant will not be available-inspection reschedule from 6/23 to 6/24 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

2.10 Kitchen/Stove or Range with Oven
check all burners not working as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre call 30 min prior 510- 685-2561
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.master bath hall bath also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.right of sink

3.3 Bathroom/Electrical Hazards
master bath plug hot and rev

5.2 Secondary Rooms/Security
remove keyed locks from all bedroom doors

5.3 Secondary Rooms/Electrical Hazards
left front bedroom 3 prong plugs have open ground

1.1 Living Room/Living Room Present
remove double keyed lock from front door

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/21/16- owner will not be available on 4/27- inspection rescheduled to 5/10/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.12 Kitchen/Sink
Faucet damaged/leakage. left side not working as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened. Kit. = Missing Cabinet Drawer.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

4.7 Other Rooms/Wall Condition
base board is missing left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front and back porch

6.4 Building Exterior/Condition of Exterior Surfaces
back of house vent cover is missing

1.1 Living Room/Living Room Present
6/9/16 no show called owner said he called for extension
4/6/16 - owner requested 30 day inspection upon precall by inspector and inspection was not attempted. FINAL RESCHEDULE
2/10/16-Pre-Call 30m prior-510-914-0617- Changed the inspection from 02/12 to 03/09-Owner is out of the country. M.L
1/21/16 - no show at 10:15am, gray with white trim
12/23/15 - no show, gray with white trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/22/16- owner is going out of town- inspection reschedule from 4/1/16 to 5/10/16- advised another reschedule will not be possible. Alay

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.damaged replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

1.1 Living Room/Living Room Present
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in both bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-604-1134

5/2/16- owner will be out of town- inspection reschedule from 5/6 to 5/9/16 1-4pm. Alay

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

1.1 Living Room/Living Room Present
CH 5-17-16 R/S from 5-26-16 to 6-10-16 due to owner will be out of town and has to order part

2.10 Kitchen/Stove or Range with Oven
stove right front burner not working

1.1 Living Room/Living Room Present
5/19/16- owner going out of town for emergency- inspection reschedule from 5/25 to 6/10 1-4pm. Alay
CH-4-13-16 R/S from 4/18/16 to 4/25/16 electrical work not done

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen needs smoke detector 6/10 16

5.4 Secondary Rooms/Other Potential Hazardous Features
The floor has a defect which exposes the tenant to trip hazard.hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
05/23/16-pre-call: 415-793-2090- Changed the insp from 06/01 to 06/10-Owner needs extra time for the repairs-M.L

4/6/16- owner not able get a hold of tenant, also will be going out of town end of April, inspection reschedule from 4/14 to 5/2/16 1-4pm. Alay

1.7 Living Room/Wall Condition
remove peeling paint from under window and repaint

2.2 Kitchen/Electricty
exhaust fan and mico-wave is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.in all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom hallway also
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
3.3 Bathroom/Electrical Hazards
hot and ground rev
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen and cleanging
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
door is damaged or replace or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs to cleaned fire hazzard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/06/16-Pre-Call 30m prior-415-412-6669- Changed the insp from 06/21 to 06/10-2 units-owner out of town 06/21-M.L

5/26/16 - no access to unit at 9:40am, owner was present but could not get into unit
3.4 Bathroom/Security
door is damaged repair or replace
3.6 Bathroom/Ceiling Condition
remove black discoloration and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
remove security bars or put quick relice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.need smoke detector in basement also

1.1 Living Room/Living Room Present
6/16/16- owner has cited some fails and would like more time to complete before 1st inspection- reschedule from 6/22 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

1.1 Living Room/Living Room Present
CH-Pre call owner in am with est time 510-760-1173 called owner said tenant was there knocked on door twice called owner he said tenant was there no answer 6/28/16 9:50

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20 - Rescheduled due to being out of town. Moved to 7/15.

1.1 Living Room/Living Room Present
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay

1.1 Living Room/Living Room Present
fail 5/16/16

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

1.1 Living Room/Living Room Present
05/03/16-Pre-Call 30m prior-510-426-3686- Owner.
4/5/16 - no show at 11:05am, tan and green building
4/25/16 - no show at 10:10am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

2.5 Kitchen/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

3.3 Bathroom/Electrical Hazards
light on ceiling is not working repair and is missing cover

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
05/02/16-Pre-Call 30m prior-510-333-1626-Changed the insp from 05/06 to 05/18-Owner requested extra time to get the unit ready. M.L

2.10 Kitchen/Stove or Range with Oven
stove 2 right burners not working

2.7 Kitchen/Wall Condition
Repair wall hole. behind faucet

4.10 Other Rooms/Smoke Detectors
smoke detector upstairs in hallway is not testing

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
CH-5-19-16 R/S from 5-27-16 to 6-2-16 contractor is sick.
6/1 - Spoke with owner repairs still being made and owner will be out of town. Final reschedule 6/2 to 6/20. Unit must be inspected on 6/20. MW

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. middle bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

3.3 Bathroom/Electrical Hazards
light must stay on when GFCI is triped

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

1.1 Living Room/Living Room Present
06/22/16-Changed insp from 06/24 to 07/18 -to inspect with 222 4th st-same day- M.L
CH-6-8-16 R/S from 6-10-16 to 6-24-16 tenant will be out by 6-20
5/16/16- going through eviction process- inspection re-schedule from 5/17/16 to 6/10/16 9-12pm. Alay

4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

1.1 Living Room/Living Room Present
06/22/16-Pre-Call 30m prior-510-815-0388-Changed the insp from 06/24 to 07/18-Tenant living 07/01-owner needs to replace carpet-2 units scheduled- M.L

CH-6-8-16 R/S from 6-10-16 to 6-24-16 due to tenant will be out on 6-20
5/16/16- going through eviction process- inspection reschedule from 5/17 to 6/10/16 9-12pm. ALay
4/19/16 - no entry - tenant refused entry, green with rock front, 9:35am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing bedroom also

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/06/16- Pre-Call 30m prior- 415-706-5268- 2 units scheduled- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.carbon alarm downstairs is not testing

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay owner said inspection was for 4/4/16 was not ready reinspection
5/3/16 - no show - owner thought inspection was on 5/4/16 fail 5/20/16 all

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly in hallway.

1.1 Living Room/Living Room Present
415-317-3731

3/22/16- owner going out of town, returning on 3/31/16. Inspection rescheduled from 3/28 to 4/4/16 9-12pm. Alay
4/4/16 - no access to unit, owner did not have a key owner said was not ready inspection was for 4/4/16
5/3/16 no show - owner thought inspection was for 5/4/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

1.1 Living Room/Living Room Present
05/26/16-Pre-Call 30m prior-510-776-3746-Changed the insp from 06/09 to 06/21-Not available on the 9th-Last Re-schedule- M.L
CH-5-25-16 R/S from 6-7-16 to 6-9-16 electrican will have it done on 6-8-16

5/24/16- more time required to complete electrical- inspection reschedule from 6/1 to 6/7. 11-2pm. ALay

CH-4-20-16- R/S from 4-28-16 to 5-4-16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 11:oo

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

2.12 Kitchen/Sink
Disposal not functioning.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.4 Other Rooms/Security
remove security bars or put in quick relice

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working. left back

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
6/7/16- waiting on window to be delivered, inspection rescheduled from 6/9/16 to 6/22/16 9-12pm. Alay

1.1 Living Room/Living Room Present
6/9/16- spoke with Caroline- tenant only available on Wed, inspection reschedule from 6/10 to 6/22 9-12pm. ALay
5/2/16- spoke with Caroline,tenant is not available, confirmed inspection date of 5/11/16 9-12pm, she will need to check apt date with tenant. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover is missing in basement
5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing sheetrock in basement
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
1.1 Living Room/Living Room Present
Pre-call: 415-971-3762
6/23/16- tenant not available for inspection- reschedule from 6/24 to 6/30 1-4pm. Alay
1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L
2.10 Kitchen/Stove or Range with Oven
left front and back burner not working
2.12 Kitchen/Sink
Faucet damaged/leakage.loose
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.3
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint
3.5 Bathroom/Window Condition
security bars need quick relice
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887
1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. livingroom and dinningroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. 1st and 2nd floors

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.6 Bathroom/Ceiling Condition
remove mold and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show locked gate no entry

1.1 Living Room/Living Room Present
no show 6/23/16 gray with white trim 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
smoke detector in livingroom is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

1.1 Living Room/Living Room Present
4/19/16 - no show at 1:05pm, tan with white trim no show 5/17/16 11:35
6/3/16 - no show at 1:20pm, brown with white trim no show 6/24/16 9:15

1.1 Living Room/Living Room Present
4/19/16 - no show at 11:30am, white building with locked gateno show 5/17/16 white building 11:05
6/3/16 no show at 1:15pm, white building no show 6/24/16 9:05

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay

1.1 Living Room/Living Room Present
6/27/16 - owner request to cancel, T was evicted and unit is no longer rentable
6/6/16- current tenant still being evicted, will be going to court in the next two weeks. Inspection reschedule from 6/21 to 6/29/16- court records will be need for another extension. Alay
5/3/16-owner will be filing eviction tomorrow- tenant has changed all the locks- no access to unit. Inspection reschedule from 5/6 to 5/27 11-2pm. Alay no show 5/27/16 white with green trim

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

1.1 Living Room/Living Room Present
CH-6-27-16 Pre call owner 30 min prior 510-599-0699

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

1.1 Living Room/Living Room Present
05/12/16- Pre-Call 30m prior-415-846-7704.

3/25/16 - no show at 9:40am, brown building

1.1 Living Room/Living Room Present
03/17/16-Pre-Call 30m prior-510-290-6176- Changed the insp from 03/22 to 04/21-Tenant out of the country for a few weeks- M.L

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

4/12/16 - tenant refused entry, 1:05pm

1.1 Living Room/Living Room Present
05/13/16-Pre-Call 30m prior-925-705-1551-Changed the insp from 05/20 to 05/27-Owner will be out of town on the 20th. M.L
CH-5-12-16 R/S from 5/19/16 to 5/20/16 owner has appt. that day

2.5 Kitchen/Window Condition
kitchen window needs screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
05/27/16-Pre-Call 1hr prior-415-609-8682 Johnnie-Changed the insp from 06/20 to 06/27-Owner is not available on the 20th -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 5/16/16

1.1 Living Room/Living Room Present
6/1/16- owner will be out of town. Inspection reschedule from 6/9 to 6/27/16 1-4pm. ALay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover missing basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.and smoke detector in basement

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left of sink

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay
no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
4/20/16 - no entry through locked gate, 1:25pm no show 5/18 16 locked gate no entry need gate code 10:04 no show tan with white trim 6/7/16 10:30 no show 6/27/16 locked gate no entry 1:45

1.1 Living Room/Living Room Present
green building no entry dogs in yard 10:25 no entry dogs in yard green with white trim 11:00 no show 6/7/16 green with white trim 10:15 no entry locked gate 6/27/16 green with white trim 1:20

1.1 Living Room/Living Room Present
11/13/15- Pre-call 30m prior requested-510-734-2111- Changed the insp from 11/17 to 11/30- tenant not available on the 17th. M.L
12/29/15 - no show - no response to call or at door, white building on corner lot
1/21/16 - no show at 11:05am, white building corner lot
2/12/16 no show at 11:05, tenant refused entry

6/16/16- inspection reschedule for 6/27/16 - 14pm .ALay

1.1 Living Room/Living Room Present
06/16/16-Changed the insp from 06/20 to 06/27-Per owner -tenant not available on the 20th - M.L
no show gray with white trim 10:15

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay

6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-925-708-6146-Changed the insp from 07/12 to 07/13-tenant not available on the 12th. M.L

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. damaged and missing cover

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
repair water damaged and repaint
4.7 Other Rooms/Wall Condition
Repair wall hole. under window
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-845-6946- M.L
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L
3.3 Bathroom/Electrical Hazards
plug has open ground
1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.5 Other Rooms/Window Condition
remove security bars or put quick all bedrooms and bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
2.5 Kitchen/Window Condition
sliding glass door does not open as designed repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and livingroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right of door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not liting

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

1.1 Living Room/Living Room Present
06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room exhaust fan cover is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. down stairs toilet is loose also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. hallway also

1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

4.5 Other Rooms/Window Condition
all windows need screens

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

1.1 Living Room/Living Room Present
3/21 - Owner rescheduled from 4/1 to 4/18 11-2 for better accommodation.no show 5/23/16 tan with brown trim 9:13
6/8/16 no show at 9:45am, tan building no show 6/30/16 10:15

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

2.10 Kitchen/Stove or Range with Oven
stove is missing knob and check burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.2 Bathroom/Electricty
light by toilet is not working master bath

1.1 Living Room/Living Room Present
06/21/16-Pre-Call 30m prior-916-479-2529-Changed insp from 07/05 to 06/30-Tenant not available on the 5th-M.L

5/26/16- owner will be going out of the country 6/3 and returning in August. Inspection reschedule from 6/8 to 6/1 11-2pm. Extension will be given if unit fails. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

2.12 Kitchen/Sink
Faucet damaged/leakage.loose

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint

3.5 Bathroom/Window Condition
security bars need quick relice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms back bedrooms also

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
remove double keyed lock from front gate
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-213-2687-Changed insp from 07/26 to 06/30-per owners request-repairs done. M.L
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
4.4 Other Rooms/Security
remove security bars or put in quick relice
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay
2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting
2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink
3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay

1.1 Living Room/Living Room Present
07/05/16-Call owner if problems arise- 510-224-0881.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb and cover

1.1 Living Room/Living Room Present
1 hour pre-call: 650-520-7291 or650-201-9650

4/26/16- spoke with PM- the tenant will not be available- inspection reschedule from 4/28 to 4/29/16 1-4pm. Alay
no show 7/5/16 called owner said no one was homeb

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms right front bedroom smoke detector not testing 6/1/16

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

1.5 Living Room/Window Condition
remove plywood from window

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed

2.3 Kitchen/Electrical Hazards
Repair / replace outlet - testing hot/neutral reverse

2.6 Kitchen/Ceiling Condition
Repair and repaint ceiling water damage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace bedroom closet light fixture to function as designed

4.5 Other Rooms/Window Condition
Hallway Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at front steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. no heater in unit

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (only top strap present)
Repair baseboard by water heater

3.12 Bathroom/Tub or Shower
replace tub over flow cover

3.6 Bathroom/Ceiling Condition
remove mold from closet celing

1.1 Living Room/Living Room Present
Pre-call: 510-290-2683

PLEASE WAIVE 3rd INSPECTION FEE- pre-all request was missed. Alay

3/22/16 - no entry at 9:30, owner did not have key to unit no entry called owner on answer 11:15 no show
7/5/16 called no answer also dog in yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFI is not testing replice

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/13/16 tenant refused entry at 11:20am

1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15

1.4 Living Room/Security
remove double keyed lock from door

4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-Pre call 1 HR prior 707-315-2638

05/10/16- Pre-Call 30m prior- 510-219-9113 for the next inspection- M.L

CH-4-22-16 R/S from 4-28-16 to 5-10-16 due to owner out of the country no show 5/10/16 dogs in yard no entry 9 ;05

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak to hot water side

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly (Bedroom)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/1- Owner request to move to an earlier date. Leaving town. Moved from 7/25 to 7/5 1-4pm. Repairs done. Pre call 30min 415-760-8262
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
2.2 Kitchen/Electricty
GFCI right of sink not testing repair or replace
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay

CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basment

1.1 Living Room/Living Room Present
Pre call 510-717-6529
6/3/16- owner did not confirm for 6/22/16- she will be out of town that week. Inspection reschedule from 6/22/16 to 6/29/16 9-12pm. Alay
CH-R/S from 6-7-16 to 6-22-16 need more time for repair
Pre call 510-717-6529

Pre-call: 510-717-6529
5/19/16-need more time for repairs- extension granted from 5/24/16 to 6/7/16 9-12am. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.basement

1.1 Living Room/Living Room Present
6/20/16 - either owner or tenant will be available for 7/7/16. Inspection reschedule from 7/7/16 to 6/29/16 11-2pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.4 Living Room/Security
sliding glass door lock is not working repair

3.3 Bathroom/Electrical Hazards
plug in both bath is not working

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both

5.4 Secondary Rooms/Other Potential Hazardous Features
Window Damaged. garage window is broken replace

4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling

4.3 Other Rooms/Elecrtical Hazards
left bedroom plug cover is missing

4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
left back bedroom closet door knob is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
exposed wire needs cover top floor

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
6/9/16- inspection reschedule from 6/20/16 to 7/6/16 11-2pm- need more time for electrical work and ordering stove. Alay
4/27/16 no show tan and brown trim 9:05
5/4/16 tenant requests inspection of unit before 1pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

2.10 Kitchen/Stove or Range with Oven
stove right front and back burners not liting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath
3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair
4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay
1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay
1.1 Living Room/Living Room Present
4/20/16 - no show at 1:05pm, yellow building no show 5/18/16 yellow building 9:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing
1.1 Living Room/Living Room Present
no show 5/19/16 pink with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/13/16 no show at 9:15, purple with white trim

no show 5/20/16 9:45 no show 6/7/16 11:35
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. door fram is damage straker plate is missing
1.1 Living Room/Living Room Present
5/24/16 - no show
05/09/16- Pre-Call 30m prior-510-812-7912-Changed the insp from 05/10 to 05/24-Owner had an Emergency in the family- M.L
04/05/16-Pre-Call 30m prior-510-812-7912-Changed the inspection from 04/07 to 05/10-Owner will be out of town until early May-M.L
3/22/16 - no show, yellow with white trim, dog in yard

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in basement also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. and smoke detector in basement by water heater

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
R/S from 6/30/16 to 7/7/16
CH-4-19-16 R/S from 4-27-16 to 5-10-16 out of town no show 6/9/16 tan building 11:30

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing 6/7/16 plug left of sink is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town

1.1 Living Room/Living Room Present
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a pre call 510-236-8366

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom

1.1 Living Room/Living Room Present
1 hour pre-call: 510-701-2759

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:45

7/11/16- owner at unit but tenant changed the locks- reschedule granted from 7/11 to 7/18/16 9-12pm. Alay

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

1.4 Living Room/Security
remove double keyed lock from front door

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

3.3 Bathroom/Electrical Hazards
plug hot and nue rev and cover is damaged replace

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.4 Kitchen/Security
dinning room door does not latch as desined repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.right wall

4.4 Other Rooms/Security
remove dead bolt from all bedroom doors

1.1 Living Room/Living Room Present
05/20/16- Changed the inspection from 05/24 to 06/10- Owner is replacing the water heater-on order- M.L

1.1 Living Room/Living Room Present
05/16/16-Pre-Call 30m prior-510-334-0742- Changed the insp from 05/20 to 06/10-Owner needs extra time-ordered a new furnace- M.L
4/12/16 no show at 11:15am, tan with shingles on top no show
5/ 5 16 tan with shingles 12:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement by water water heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/16- owner has doc apt. Inspection reschedule from 6/3/16 to 6/10/16 1-4pm. Alay

3.3 Bathroom/Electrical Hazards
hot and ground rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. light switch is not working left bedroom

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. remove debris in front yard and back yard

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
door is damaged or replace or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors remove security bars from all bedroom window or put quick relice

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600 fail 5/16/16
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace / secure leaning fence and missing fence boards on right side.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
CH-6-23-16 R/S from 6-27-16 to 7-11-16 due to repair not done
5/2/16- owner is going out of town- and returning end of May- inspection reschedule from 5/6 to 5/25/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps needs handrail

1.1 Living Room/Living Room Present
no show purple building 11:20 plug by front door light switch is not working repair no show 6/20/16 11:15

2.10 Kitchen/Stove or Range with Oven
stove 2 left burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch cover is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector is missing in hallway

1.1 Living Room/Living Room Present
no show 6/20/16 brown with white trim 11:10

5.2 Secondary Rooms/Security
Remove keyed locks from all interior doors fail 7/11/16

1.1 Living Room/Living Room Present
05/02/16- Pre-Call 30m prior-510-385-1242-owner.
no show tan building 10:15 no show 6/20/16 called owner no answer left message tenant refused entry 1:10

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.bedroom down stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
no show brown building 1:10 no show 6/20/16 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

2.10 Kitchen/Stove or Range with Oven
right back burner not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/12/16 - tenant refused access at 11:30am no show 6/1/16 blue white trim 9:45 no show 6/22/16 tenant refused entry 9:15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.master bath

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. tile is loose repair

4.5 Other Rooms/Window Condition
remove security bars from all bedroom and bath windows or put quick relice

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector on first floor

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
plug by front door is not working also plug is missing cover

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
dinning room light switch cover is broken replace

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.6 Living Room/Ceiling Condition
smoke detector is not testing

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

1.1 Living Room/Living Room Present
no show 7/12/16 tenant refused entry 12:00

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

2.12 Kitchen/Sink
garbage disposal needs rubber boot

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
exposed wire on ceiling needs cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

2.2 Kitchen/Electricty
light is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

3.3 Bathroom/Electrical Hazards
GFCI is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector in living room is not testing

1.1 Living Room/Living Room Present
no show locked gate 7/13/16 12:00

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.hall bath

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

1.1 Living Room/Living Room Present
7/14/16- Pre-Call 30m prior -415-939-1829-Changed the insp from 07/15 to 07/27-for the owner-gated complex-M.L

1.1 Living Room/Living Room Present
7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.

CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.basement also and need carbon alarm on all floors

2.10 Kitchen/Stove or Range with Oven
left front burner is not working as desined repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
pre-call: 510-367-3021 Cathy
CH-4-27-16- R/S from 5/11/16 to 5/17/16 owner needs time 1pm - 4pm Pre call 707-448-6841 x2265 Must call in the AM no show 5/17/16 called no answer locked gate need gate code 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
repair hole in wall at top of stairs

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:05

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

2.3 Kitchen/Electrical Hazards
GFIC is not testing right of sink

3.3 Bathroom/Electrical Hazards
repair hole around plug and plug has open ground light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

4.3 Other Rooms/Elecrtical Hazards
hallway light is not working repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 5/6/16 brown building 1:06

7/1/16- need more time for repairs- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior
5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7-5-16 R/S from 7-7-16 to 7-14-16 unable to leave the office. Pre call 30 min prior

5/23/16- Pre-call 30m prior- 510-295-9968 owner will be out of town- insp-reschedule from 6/6 to 6/10 9-12pm. ALay -Called bck to change to 06/07- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35

4.4 Other Rooms/Security
hallway closet doors off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

3.5 Bathroom/Window Condition
window is damaged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-377-5421-Changed the insp from 07/07 to 07/15-Tenant not available-M.L

no show 5/19/16 yellow with white trim 9:15

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
6-6-16 Pre call 1 HR prior 559-392-1135
05/24/16-Must call: 559-392-1135 for access or 415-308-0129- to get gate #. M.L
4/13/16 - no show - could not get through locked gate and number on file is bad locked gate no entry need gate code
5/5/16 - locked gate 5/20/16 called owner said tenant was there no answer tan with white trim 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/29/16-Pre-Call 1hr prior-510-299-3880-Changed the insp from 07/06 to 07/18-extra time for repairs- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in basement also window is broken in basement

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30

1.1 Living Room/Living Room Present
07/05/16-Pre-Call 30m prior-510-456-5227-Changed the insp from 07/07 to 07/18-Owner needs extra time for repairs- M.L
no show 5/19/16 tenant refused entry gray building 11:15

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom closet door needs knob

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector in hallway downstairs also

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.4 Living Room/Security
front door lock is not working as desined

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

1.6 Living Room/Ceiling Condition
smoke detector is not testing livingroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
**Please check for possible 2nd unit (studio) on site.

CH-7-19-16 R/S from 8/17/16 to 8/8/16 owner has a meeting on the 17th
7/18/16- owner will be out of town- inspection reschedule from 7/28/16 to 8/17/1611-2pm. Alay

1.1 Living Room/Living Room Present
CH 7-19-16 Pre call 30 min prior 510-823-3613

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.3 Living Room/Electrical Hazards
light switch is not working as designed

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

1.1 Living Room/Living Room Present
30min pre-call: 415-336-6484

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Pre call 510-849-7633
CH-7-22-16 R/S from 8-8-16 to 8-3-16 due to owner will be out of town
07/01/16-Pre-Call 30m prior-510-849-7633-Changed the insp from 07/05 to 07/08-owner not available on the 5th-M.L no show called owner did not have key unable to get in

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

2.10 Kitchen/Stove or Range with Oven
stove left front burner not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left of sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
30min pre-call: 510-390-2318

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways not testing

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector is missing hallway 2 floor Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all 3 floors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.6 Bathroom/Ceiling Condition
repair water damaged and repaint

4.7 Other Rooms/Wall Condition
Repair wall hole. under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L
05/09/16-Pre-Call 30m prior-510-504-5519-Changed the insp from 05/19 to 06/02-Owner/tenant out of town. M.L

1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as desined, must be grounded or replaced with a GFCI. livingroom 7/26/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-6-21-16 Pre call 45 min prior 510-549-6485

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.6 Bathroom/Ceiling Condition
remove mold and repaint
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. needs bottom strap
2.3 Kitchen/Electrical Hazards
GFCI left of sink not testing fail 7/26/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway
1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair
3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living
4.4 Other Rooms/Security
locked door no entry
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05
1.1 Living Room/Living Room Present
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
05/17/16- Pre-Call 30m prior-510-232-2418- Owner.
no show 5/6/16 brown with white trim 11:07 no show called owner answer 11:15
4.5 Other Rooms/Window Condition
left bedroom window must stay up on its own no prop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level .hallway and right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole in wall and ceiling in hallway above heater

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/13/16- owner going out of town need to reschedule from 8/1/16 to 7/26/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms

1.1 Living Room/Living Room Present
07/27/16- Pre-Call 30m prior-510-314-1173 to meet with owner- M.L

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean

1.1 Living Room/Living Room Present
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35

2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail

1.1 Living Room/Living Room Present
no show white building 6/3/16 11:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected. and top is broken master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bederooms

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
steps going to bedroom and basement need handrail Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway needs to be 6" from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
tenant refused entry 6/6/16 white whit brown trim 1:50

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. M.L no show 7/6/16 called owner said she called for extenstion

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347
CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 locked gate no entry 1:00

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working.right front and back

1.1 Living Room/Living Room Present
Pre-call: 707-235-3347

CH-6-14-16 R/S from 6-21-16 to 7-6-16 will be out of town no show 7/6/16 1:00

1.6 Living Room/Ceiling Condition
Ceiling and walls has a defect which exposes the tenant to a structural hazard.repair peeling and cracks on walls and ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 30m prior-510-672-3550-Changed the insp from 06/20 to 07/06-Owner requested extra time for repairs- M.L

05/11/16-Pre-Call 30m prior-510-672-3550-Inspection as early as possible-requested by owner- M.L no show 7/6/16 called owner said unit was not ready

03/22/16-Changed the insp from 03/29 to 04/21-Per owner- tenant out of the country until 04/18 -M.L
4/21/16 - no show at 11:20am - tan with green trim called owner said just got letter 7/25/16 unit not reddy

3.3 Bathroom/Electrical Hazards
plug hot and nue rev bath

3.6 Bathroom/Ceiling Condition
vent cover is hanging down repair

4.4 Other Rooms/Security
unable to check left front and back bedrooms locked doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
remove double keyed lock from front door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

1.1 Living Room/Living Room Present
7/25/16 - no show at 10:40am, brown with white trim

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.door frame is damaged striker plate is not secure repair fram

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (hall bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. (master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing (all bedrooms). All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Secure dining room light, hanging by wires

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
remove black mold and repaint

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. fail 6/20/16 both bedrooms upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.4 Other Rooms/Security
door knob is missing

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10

2.8 Kitchen/Floor Condition
tile is loose repair

2.12 Kitchen/Sink
faucet is loose

4.2 Other Rooms/Electricity/Illumination
light needs cover

4.5 Other Rooms/Window Condition
window needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
shower drain cover is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.6 Other Rooms/Celing Condition
vent cover is hanging down

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.2 Bathroom/Electricty
light by toilet is not working upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
both floors smoke detector is missing from downstairs

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
no show 7/29/16 pink with brown trim 11:10

1.1 Living Room/Living Room Present
no show 7/29/16 tenant refused entry 11:50

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath
4.4 Other Rooms/Security
remove security or put quick release bath and bedroom
4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor
1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway
1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
1.1 Living Room/Living Room Present
5-3-16 R/S from 5-5-16 to 5-27-16 due to porch not done may even need more time to June

3/10/16- need more time to make repairs- waiting to see if permit is required to make repairs for porch. Inspection reschedule from 3/14/16 to 4/6/16 1-4pm. Might require more time if Alay fail 8/1/16
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
1.1 Living Room/Living Room Present
04/27/16-650-863-5823 for Access- Owner called-granted 60 days extension per letter rcvd-M.L
4/25/16- reschedule granted per letter received. Owner will call back with reschedule date on 4/27/16. Alay.
1.1 Living Room/Living Room Present
CH-6-7-16 R/S from 6-10-16 to 6-27-16 owner still out f town
5/19/16- owner will be going out of town- inspection reschedule from 5/25 to 6/10 11-2pm. Alay
4/8 - Owner called to reschedule from 4/20 to 4/25 11-2 510-524-5636 Joan Parker
1.1 Living Room/Living Room Present
6/20/16- spoke with Stephanie, her tenant is only available on Monday- inspection reschedule from 6/28 to 6/27 1-4pm.Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
vent cover is missing right of front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. hot side

6.4 Building Exterior/Condition of Exterior Surfaces
door yo storage room is damaged repair or replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/15/16-Pre-Call 30m prior-510-206-0083- Changed insp from 06/21 to 06/29-Extra time needed to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom by kitchen light is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washer water line is leaking repair Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. left front bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

1.1 Living Room/Living Room Present
CH-6-23-16 Owner wants pre call 510-599-8887

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

2.10 Kitchen/Stove or Range with Oven
left back burner is lighting as desined stove is missing knob 8/2/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is missing

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/17/16-Pre-Call 1hr prior-408-921-3105-Changed the insp from 06/24 to 06/30-Owner is not available on the 24th- M.L

3.2 Bathroom/Electricty
light by toilet is not working master bath

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

3.12 Bathroom/Tub or Shower
replace tub over flow cover

4.3 Other Rooms/Elecrtical Hazards
Hallway light is not working fail 8/2/16

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
no show 6/22/16 pink with white trim 11:14

7/1- Owner request an earlier date. Leaving town. Moved from 7/11 to 7/5 1-4pm. Pre call 30min 415-760-8262

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05
1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
1.1 Living Room/Living Room Present
06/24/16- Pre-Call 30m prior-510-612-3280- Laura Blanton - M.L
7/11/16- owner not available on 8/2/16- inspection reschedule for 8/3/16 9-12pm.ALay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
2.10 Kitchen/Stove or Range with Oven
right and left front burners not lighting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors
2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
unit is under contruction need reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and hallway upstairs

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as desined

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

1.1 Living Room/Living Room Present
Pre-call: 510-301-6815 AND/ OR 510-910-2246. Unit is gated, must call for entry.

7/19/16- spoke with PM- neither tenant nor PM will be available- inspection reschedule from 8/1/16 to 8/3/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.3 Living Room/Electrical Hazards
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
light in hallway is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp

2.10 Kitchen/Stove or Range with Oven
right and left back burner is not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45

1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20

3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH 6-27-16 R/S from 7/5/16 to 7/15/16 due to had to get contractor for grounding
no show 5 /17 16 tan building 9:05 no show 7/15/16 1:15 no show 8/4/16 1:40

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door (slider in upstairs bedroom).

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L

2.7 Kitchen/Wall Condition
need cover for vent behind stove

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway

1.1 Living Room/Living Room Present
07/27/16-Changed insp from 08/02 to 08/04 so tenant can be there-per M.Mngr- M.L
CH-5-13-16 R/S from 5-17-16 to 5/25/16 PM said tenant wont be there
4/19/16 - no show at 1:10pm - brown building no show 5/25/16 brown with white trim 11:15 no show 6/8/16 brown with white trim 10:05 no show 8/4/16 1:05

2.7 Kitchen/Wall Condition
cover vent hole behind stove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call 30 min prior 510-237-5170

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

5.3 Secondary Rooms/Electrical Hazards
need smoke detector on both floors and need carbon alarm in basemrnt
1.1 Living Room/Living Room Present
Inspection cancelled 8/5. Unit is Section 8
1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay
1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. all bedrooms and hallways both
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
2.3 Kitchen/Electrical Hazards
plug right of sink hot and nue rev
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs
1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-478-3351- Changed insp from 07/06 to 07/07-Insp time slot change-2units- M.L
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting also exhaust fan needs screen
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay
2.10 Kitchen/Stove or Range with Oven
left back burner not lighting as desined
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI is not testing replace
1.1 Living Room/Living Room Present
Pre-call: 510-776-9096.

5/11/16 no show at 9:50am - gray with brown trim no show 6/2/16 gray with brown trim 1:50

7/18/16- repairs are not complete- need a couple more weeks for repairs- inspection reschedule from 7/25/16 to 8/8/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector and carbon alarm is not testing in hallway

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4160

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.3 Bathroom/Electrical Hazards
light switch is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05

1.1 Living Room/Living Room Present
07/20/16-Changed the insp from 07/25 to 08/08-per owner -extra time for repairs- M.L

1.7 Living Room/Wall Condition
Repair wall hole. 2

2.12 Kitchen/Sink
need p

need p_trap trap under sink kitchen and bath both

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
cabinet door is missing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

1.1 Living Room/Living Room Present
07/21/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 07/25 to 08/08-Owner needs extra time for repairs- M.L
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check right front bedroom locked door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/16-Pre-Call 30m prior-415-518-2336-Changed the insp from 08/15 to 08/08-Per owner-Duplex-181-19th St scheduled for same day- M.L

Pre-call: 415-518-2336
5/31/16- owner will not be available- inspection reschedule from 6/3/16 to 6/20/16 1-4pm. Alay called owner said called for extension 7/25/16

1.1 Living Room/Living Room Present
1 hr pre-call: 510-303-9393
6/20/16- would like both inspection completed on same day- inspection reschedule from 6/29/16 to 7/11/16 1-4pm. Alay
8/4 rescheduled per owner request to 8/8

1.1 Living Room/Living Room Present
1 hr precall to 510-303-9393
6/20/16 - owner requested for later inspection date in September, advised we cannot postpone inspection for two months- inspection reschedule from 6/29 to 7/11 1-4pm. ALay
7/8/16- tenant will not be available need later date and time- inspection reschedule from 7/11 to 7/27/16 1-4pm. Alay
8/4 rescheduled to 8/4 per owner request. MW

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector downstairs is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-206-0083 Kathy

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning Repair.and light is not working downstairs
3.2 Bathroom/Electricty
light by toilet is not working upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom and hallway upstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector is missing from downstairs
1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min Pre-call: 510-207-3918
6/2/16- inspection reschedule from 6/8/16 to 6/21/16 1-4pm- owner going out of town. Alay no show blue with white trim 7/25/16 11:30
1.1 Living Room/Living Room Present
no show 7/25/16 no one over 18 at home 1:10
1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/03/16-Pre-Call 30m prior-510-206-0083- Per P.Mngmt. 2 Units scheduled- M.L called owner said did not get letter need reschedule called owner said did not get letter unit not ready 7/27/16
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 10:05 no show 8/15/16 property manger for 1515 Roosevelt said they got letter for 1521 Roosevelt but do not own property

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10

2.12 Kitchen/Sink
Faucet damaged/leakage. hot side

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process- M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
8/10- Spoke with owner request to move up inspection date from 8/18 to 8/15 11-2pm. All confirmed by email.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
1 hour pre-call: 805-807-4898

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-415-654-7576-Changed the insp from 08/25 to 09/12-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
CH-7/11/16 Prop MGR would like a 30 min pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove right front burner is not lighting as desined

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned

1.1 Living Room/Living Room Present
no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
no show 8/16/16 brown with white trim 11:30

1.1 Living Room/Living Room Present
no show 8/16/16 brown building 11:25

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

4.4 Other Rooms/Security
remove keyed locks from all bedroom doors deadbolt also

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway

8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

1.6 Living Room/Ceiling Condition
smoke detector is not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30

1.1 Living Room/Living Room Present
CH-8-12-16 R/S from 8-16-16 to 8-22-16 states unit is Ali Carpet Cleaning Business
8/17/16 per city, cancel this unit and select one of the other three rentals the owner has.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
06/17/16- Pre-Call 30m prior-510-375-7933-Changed the insp from 06/24 to 07/08 -Owner not available on the 24th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for front steps

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no show 6/9/16 locked gate no entry blue with white trim 1:05 no show 8/17/16 locked gate 9:30

2.4 Kitchen/Security
dinning room door does not latch as desined repair

1.1 Living Room/Living Room Present
3/11/16 owner out of country. R/S to 5/10/16 no entry dog in yard green building

4.2 Other Rooms/Electricity/Illumination
light is not working repair middle bedroom fail 8/17/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. and need carbon alarm in hallway fail 8/17/16

1.1 Living Room/Living Room Present
1 HOUR PRE- CALL: 925-253-0610

7/5/16- neither tenant or owner will be available, inspection reschedule from 7/13/16 to 7/8/16 11-2pm. Alay

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection. needs top and bottom srap fail 8/17/16

1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/8/16 3 prong plugs thoughout fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
3/22 - Son of tenant, Sergio, called to reschedule insp from 4/1 to 4/21 11-2 for owner convenience. 510-508-4749
4/21/16 unit is under construction reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16 fail 8/17/16 all plugs in all rooms

1.1 Living Room/Living Room Present
1 hour pre-call: 415-613-4600
4/13/16 - no show at 10:30, brown with green trim
6/17/16 - Per MP, owner requested additional time for repairs. RS to 7/11, MP to confirm with owner no show 8/17/16 called owner said no one was home

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/11/16

1.1 Living Room/Living Room Present
Per Melody spoke W/Laticia Mendoza requested R/S from 6-6-16 to 6-21-16 no show 6/21/16 tan with brown trim 10:20

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/27/16-Pre-Call 30m prior-510-681-6701-owner- M.L

5/3/16- owner currently working on some repairs in the unit. Inspection reschedule from 5/6 to 5/26 1-4pm. Alay no show 5/26/16 white with blue trim 1:05 no show 6/21/16 white with blue trim 1:05 no show 8/17/16 called owner said no one was home

1.4 Living Room/Security
dead bolt knob is missing from front door

3.3 Bathroom/Electrical Hazards
plug has open ground

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Must call for access: 858-336-3028, gated area- 6/30/16

lock gate no entry need gate code 6/21/16 10:05

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detector is missing from bedroom fail 8/17/16

1.1 Living Room/Living Room Present
no show 6/22/16 brown with brown trim 11:05

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-17-16 R/S from 6-28-16 to 7-11-16 due to doctor appt

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior 510-388-8938-Gina-Changed the insp from 07/13 to 07/08-owner is going out of town- M.L

6/28/16- owner called back wants a different inspection date- reschedule from 7/8 to 7/5 9-12pm. alay

7/25/16- neither tenant nor owner will be available- inspection reschedule from 8/2/16 to 8/17/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town
3/28/16 no show at 11:20, green building no show 5/2/16

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms fail 8/17/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.missing handrail on front ramp

1.1 Living Room/Living Room Present
CH-7-22-16 R/S from 7-26-16 to 8/17/16 owner out of town

7/1/16- the tenant will be out of town, returning 3rd week of July. Inspection reschedule from 7/5/16 to 7/26/16 11-2pm. ALay no show 8/17/16 1:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms and in hall. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
ramp going to unit needs handrail
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
1.4 Living Room/Security
lock for sliding glass door is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
08/03/16-Changed insp from 08/15 to 08/17-owners request to keep with 582 8th St-Duplex - M.L
no show 6/6/16 green with brown trim 10:05 no show 7/27/16 9:35
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch steps need handrail
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
8/18 - Must call 30 min prior to arrival 510-277-5829-Security gate-Owner will meet you to grant access. MW
06/28/16-Pre-Call 30m prior-510-277-5829-sec gate-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
handle is broken repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light swich cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedrooms doors

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/18/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.6 Living Room/Ceiling Condition
need smoke detector and carbon alarm on first floor

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. need smoke detector and carbon alarm in laudry room

7.4 Heating and Plumbing/Water Heater
water vent pipe is off replace Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. need smoke detector in common area

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 45m prior-510-207-4493-Owners request -M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms hallway also

4.3 Other Rooms/Elecrtical Hazards
dinning room light switch cover is damaged replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.hallway and bedroom

1.1 Living Room/Living Room Present
Call owner 510-644-2522 or 415-465-2420 and give ETA

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.2 Other Rooms/Electricity/Illumination
light is not working left back

4.3 Other Rooms/Elecrtical Hazards
light switch is broken replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L

1.1 Living Room/Living Room Present
30 min pre-call: 510-778-4304

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
CH Pre call 510-610-4386 1 HR prior has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway also

4.2 Other Rooms/Electricity/Illumination
middle bedroom light is not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light is missing exposed wire needs cover

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

4.10 Other Rooms/Smoke Detectors
need smoke detector in hallway and carbon alarm in hallway fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/30/16- the tenant will be out of town- inspection reschedule from 7/5/16 to 7/14/16 9-12pm. ALay

1.1 Living Room/Living Room Present
6/27/16 Per Soco, T is COR emp. Owner not available on 6/28 and T works. Rescheduled to 7/14

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
07/11/16-Pre-Call 30m prior-510-367-9295-2 units- M.L

1.1 Living Room/Living Room Present
pre-call: 510-222-0633

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
30min pre-call: 510-915-6258

4.3 Other Rooms/Elecrtical Hazards
hallway light light switch cover is damaged replace

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined fail 8/19/16

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

4.5 Other Rooms/Window Condition
Entire window is missing, including storm window, which is to be considered of an EMERGENCY nature and must be corrected immediately.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show 8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
7/11/16- tenant will not be available, owner will not be present- inspection reschedule from 7/14 to 7/18/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

1.1 Living Room/Living Room Present
no show 6/8/16 white with blue trim 1:05 no show 8/2/16 11:20
8/22/16 - property being sold

2.10 Kitchen/Stove or Range with Oven
check all 4 burners not lighting as desined

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. remove peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.

3.12 Bathroom/Tub or Shower
remove peeling paint in tub repair

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. basement bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. in basement and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. and hallway

4.5 Other Rooms/Window Condition
all windows need screens

4.7 Other Rooms/Wall Condition
repair wall by steps in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
all floors need smoke detector in basement also

8.7 General Health and Safety/Other Interior Hazards
washer drain is not working as desined

1.1 Living Room/Living Room Present
Pre call 30 min prior - 510-206-0083
CH-6-3-16 R/S from 6-8-16 to 6-20-16 no show called owner said did not get letter reschedule 7/25/16 no show 8/15/16 owner refused entry said house was vacant 9:50
8/22/16 - PROPERTY BEING SOLD

4.5 Other Rooms/Window Condition
remove peeling paint walls and ceiling and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
no show 8/1/16 gray building 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. not testing

1.1 Living Room/Living Room Present
06/23/16-Pre call 30 min prior 510- 685-2561-Changed the insp from 06/27 to 06/30-owner out of town-M.L
CH-6-9-16 R/S from 6/10/16 to 6/27/16 11-2pm
05/25/16-Pre-Call 30m prior-510-685-2561-Changed the insp from 05/26 to 06/10-Owner not finished with repairs. M.L no show 8/2/16 dog in yard no entry 10:30 no show 8/22/16 called owner unit not ready reschulde

2.10 Kitchen/Stove or Range with Oven
left front and back burner not working

3.5 Bathroom/Window Condition
security bars need quick relice

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.both bedrooms

1.1 Living Room/Living Room Present
06/22/16-Changed the insp from 06/24 to 06/30-per P.Mngr -tenant not available on the 24th - M.L no show 8/2/16 brown building 11:18

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

2.12 Kitchen/Sink
Kitchen sink has a major leak. faucet

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

1.1 Living Room/Living Room Present
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40

1.1 Living Room/Living Room Present
no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
MUST CALL FRIDAY NIGHT FOR ETA ON 9/12510-851-9800 8/23- Spoke with owner- Keith Carroll needs to re-schedule. Tenant is in Japan and owner doesnt have keys. Moved from 8/26 to 9/12 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
no show 7/15/16 yellow with gray trim 9:25 no show 8/4/16 1:30

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also need smoke detector in common area upstairs

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as designed repair also exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
plug has open ground front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50

1.3 Living Room/Electrical Hazards
plug left wall is missing cover and is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

1.3 Living Room/Electrical Hazards
plug is missing cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. by door going to garage

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

5.2 Secondary Rooms/Security
back door is damaged repair

1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/26/16 brown with white trim 11:40

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

2.10 Kitchen/Stove or Range with Oven
left back burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

4.6 Other Rooms/Celing Condition
remove peeling paint and repaint on ceiling

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

1.4 Living Room/Security
remove double keyed lock from front door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door is damage repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show 7/25/16 brown with white trim 11:10

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs fail 8/29/16

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

1.1 Living Room/Living Room Present
06/28/16-Pre-Call 30m prior-510-374-8936-Changed the insp from 07/05 to 07/25-owner needs extra time for repairs- M.L

04/29/16-Pre-Call 30m prior-510-374-8936-Changed the inspection from 05/06 to 05/11-Owner has to work on the 6th. M.L no show 5/11/16 called owner did not have key to house reschedule

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 7/25/16

1.1 Living Room/Living Room Present
no show 7/26/16 gray with purple trim 10:30

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom missing cover plate

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. upstairs bedroom

1.1 Living Room/Living Room Present
06/27/16-Call for access-707-745-1399-Changed insp from 07/13 to 07/26-Owner out of town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 510-375-1520

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/1/16- owner called for clarification on electrical- need extension- inspection reschedule from 8/2/16 to 8/29/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm basement and middle floor

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

4.7 Other Rooms/Wall Condition
Repair hole in wall under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
8/15/16 - received notice from owner unit is section 8

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. upstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and downstairs also

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.7 Kitchen/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.repair drywall around sink and refridgeator

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.check all bedrooms

4.3 Other Rooms/Elecrtical Hazards
right bedroom light is hanging down

4.4 Other Rooms/Security
door knob is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
faucet is loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.2 Other Rooms/Electricity/Illumination
light needs cover
4.5 Other Rooms/Window Condition
window needs screen
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
fail all 8/30/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05
1.1 Living Room/Living Room Present
no show 7/28/16 brown building 11:10 no show 8/30/16
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
shower drain cover is loose repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.6 Other Rooms/Celing Condition
vent cover is hanging down
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps need handrail
1.1 Living Room/Living Room Present
no show 8/8/16 blue with white trim 9:50
4.10 Other Rooms/Smoke Detectors
smoke detector in hallway is not testing needs to be at lest 6" from ceiling
4.5 Other Rooms/Window Condition
need quick release for security for all bedroom windows
1.1 Living Room/Living Room Present
pre-call: 510-374-2223

6/27/16- neither PM or tenant available, inspection reschedule from 6/28/16 to 7/6/16 1-4pm. Alay no show 8/8/16 called owner said unit not ready
2.12 Kitchen/Sink
garbage disposal switch is not working as desinsd
5.3 Secondary Rooms/Electrical Hazards
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-676-1667

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

2.10 Kitchen/Stove or Range with Oven
right back burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-775-4621-Owner request another day-PM Inspection-M.L

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-510-872-7536-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
fail 8/31/16

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-816-9940

8/15/16- neither owner nor tenant available - inspection reschedule from 8/18/16 to 8/31/16 9-12.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. bedrooms

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-17-16 to 8-31-16 due to owner out of town on emergency

07/25/16-Pre-Call 30m prior-415-225-7191-Changed the insp from 08/01 to 08/17-Owner-out-of-town- M.L

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L

1.6 Living Room/Ceiling Condition
smoke detector needs to be at least 4" to 6" from ceiling laundry room also

2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working

3.3 Bathroom/Electrical Hazards
light switch is not working as desined

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

4.4 Other Rooms/Security
check all bedroom doors for loose knobs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 510-932-7794
4/19/16- Per Ikuan- extension will be granted until Aug 2016.Tenants will be out of town. ALay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.2 bedrooms and hallway

1.1 Living Room/Living Room Present
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
Pre-call 510-860-3340 OR 510-779-7011. Brown door. Tenant complained of multiple issues in unit.

5.2 Secondary Rooms/Security
Repair / replace back door to open as designed

1.1 Living Room/Living Room Present
6/2/16- spoke with Francis- tenant not available on 6th inspection reschedule to 6/8/16 11-2pm Alay. no show 6/8/16 brown building 11:25

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.3 Living Room/Electrical Hazards
plug on right wall is not working

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
GFCI in bath is not testing

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080

1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25

1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.5 Other Rooms/Window Condition
window will not open middle bedroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L

1.2 Living Room/Electricity
light in hallway is not working

2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Owner out of country until 11/14 or 11/15. Rescheduled from 9/15 to 11/16. MW

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light swich cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
1 hour pre-call: 510-215-7210 Jean
1.1 Living Room/Living Room Present
8/2/16- 30min pre-call: 415-572-3359
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/4/16 all plugs
1.1 Living Room/Living Room Present
8/2/16- Gated, must call for access: 415-596-4912.

no show locked gate 7/13/16 12:00
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.downstairs bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom missing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-412-3386

06/27/16-Tenant will call prior to the inspection & arrange for a Pre-Call --Gated complex- M.L no show 7/15/16 locked gate no entry 9:45
1.1 Living Room/Living Room Present
07/26/16-Pre-Call 30m prior-510-776-6356-Changed the insp from 07/28 to 08/04-Owner not available on the 28th -M.L
3.3 Bathroom/Electrical Hazards
plug hot and nue rev
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedroom and hallway
1.1 Living Room/Living Room Present
no show 6/24/16 gray with white trim no show 7/15/16 11:20 no show 9/6/16 gray with white trim 1:30
3.3 Bathroom/Electrical Hazards
light must stay on when G F I is triped
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 9-1-16 to 9-6-16 due to family death

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645
no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre-call: 415-716-6645

no show 8/16/16 brown building 11:25

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

1.1 Living Room/Living Room Present
Pre call 415-216-8046
CH 8-15-16 Owner call R/S from 8/17/16 to 9/7/16 advise him can not re-schedule anymore after this one

Pre call 1 HR prior 415-216-8046
CH-7-22-16 R/S from 7/25/16 to 8/17/16 owner needs inspection in Sept will call back to schedule when there is an opening

06/15/16-Pre-call 1hr prior-415-216-8048-Changed insp from 06/23 to 06/22-Owner not available the 23rd. M.L

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

1.1 Living Room/Living Room Present
04/11/16-Pre-Call 30m prior-510-388-8887- Ed- Changed the inspection from 04/12 to 05/03-Eviction in process-M.L

5/3/16- owner filed for eviction, still going through court process, also has unit listed for sell. Extension granted until end of May. Reschedule 5/3 to 5/27. Alay called owner said he called for reschedule 5/27/16

6/20/16- owner is not available, inspection reschedule from 6/21 to 6/29 9-12pm. Alay

8/1/16- owner just received inspection notices- was out of town. Need to reschedule for another date- inspection reschedule from 8/1/16 to /15/16 11-2pm.ALay no show 8/15/16 called owner said unit was not ready

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. back bath

4.4 Other Rooms/Security
remove security or put quick release bath and bedroom

4.8 Other Rooms/Floor Condition
remove trash tenant responsibilities front bedroom

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. bath in garage and hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key

1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/7/16

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

1.2 Living Room/Electricity
light by front door is not working

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:15

1.1 Living Room/Living Room Present
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also

2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also

2.3 Kitchen/Electrical Hazards
3 prong plug has open ground

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 30m prior-510-680-3050-Requested-Gated Complex-M.L

7/8/16- the tenant will not be available- inspection reschedule from 7/14 to 7/18/16 11-2pm. Alay no show
8/19/16 locked gate no entry 1:45

2.10 Kitchen/Stove or Range with Oven
stove check all burners not lighting as desined

1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
right front and back burner not liting

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM. If possible, try to accommodate request for inspection earlier in the day.

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
30min pre-call: 510-332-4161

7/18/16- owner going out of town- inspection rescheduled from 7/29/16 to 8/8/16 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.3 Bathroom/Electrical Hazards
light switch is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 7-25-16 R/S from 7/26/16 to 8/8/16 due to windows have not came in yet
7/5/16- the windows are scheduled to be installed on 7/19/16. Inspection reschedule from 7/18 to 7/26/16 1-4pm. ALay
CH-6-22-16 R/S from 7/8/16 to 7/18/16 doe to contractor will start the work on 7/7/16
CH- R/S from 6-8-16 to 8-9-16 off on the 9th

1.1 Living Room/Living Room Present
09/09/16-Pre-Call 30m prior-510-219-0030-Changed the insp from 09/15 to 09/27-Owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms kitchen also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/18/16- owner not available on 8/3/16- inspection reschedule to 8/8/16 9-12pm. ALay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway and basement is missing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-5-16 Pre call PM Diana 30 min prior 510-778-4096 for access to unit

pre-call: 415-254-7297

7/25/16- PM has not respond to owner, owner not in town- inspection reschedule from 7/28/16 to 8/8/16 11-2pm. ALay

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined fail 9/12/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

1.1 Living Room/Living Room Present
no show 8/19/16 gray with rock 9:45 no show 9/12/16 11:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
07/06/16-Pre-Call 30m prior-510-592-4519-P.Mngr- M.L no show 8/19/16 locked gate called said 10:40 waited until 10:55

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 6/23/16 tenant refused entry 9:35 no show 8/19/16 brown building 1:05 no show 12:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
hallway closet doors off track

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

1.1 Living Room/Living Room Present
unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
07/13/16-Pre-Call 1-1/2 hrs prior-510-390-2031-PLEASE INSPECT ADDRESS 406 MARINE St -N/S 7/12/16 brown build 11:45 called owner said did not no what unit was going to be inspected needs reinsp no show 8/22/16 owner did not receive letter also wrong address not 402 marine 406 marine no show 9/12/16 called owner said he is out of town

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50

1.1 Living Room/Living Room Present
no show 7/14/16 brown with white trim 12:00 no show 8/4/16 11:45 no show 8/22/16 11:05 no show 9/12/16 1:30

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-206-0083-Cathie- M.L

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. also

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.2 Bathroom/Electricty
plug is not working

3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.5 Kitchen/Window Condition
dinning room window is broken replace
1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
2.2 Kitchen/Electricty
light is not working
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.4 Other Rooms/Security
door is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.13 Bathroom/Ventilation
vent is hanging down
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement
1.1 Living Room/Living Room Present
9/2 - Owner called and still making repairs waiting for ordered parts. Rescheduled from 9/6 to 9/13. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in common area

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/13/16

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
tenant is having bug problem unit needs to be sprayed

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
no show 9/14/16 blue building 12:10

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
door is damaged repair or replace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/14/16 white building 11:15

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.4 Other Rooms/Security
door knob is missing back room

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

2.2 Kitchen/Electricty
kitchen light is not working as designed repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/25/16- Pre-Call 30m prior-916-812-2426 Mindy-Gated complex- M.L

2.10 Kitchen/Stove or Range with Oven
mico-wave is not working repair

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

1.4 Living Room/Security
front door dead bolt is damaged replace and striker plate is missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.6 Living Room/Ceiling Condition
smoke detector in living is not testing repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 1:10

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover downstairs bath

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover
2.10 Kitchen/Stove or Range with Oven
stove is missing knob
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps are loose at bottom of stairs back steps
5.4 Secondary Rooms/Other Potential Hazardous Features
window are damaged and must stay up on its own dinning room
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-415-516-1056-Changed the insp from 09/06 to 09/16-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
mico-wave and dishwasher are not working
3.3 Bathroom/Electrical Hazards
light switch is not working as desined
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
4.4 Other Rooms/Security
check all bedroom doors for loose knobs
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

1.4 Living Room/Security
front door frame is damaged repair and striker plate is missing

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath

3.12 Bathroom/Tub or Shower
shower door is missing replace

2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

1.1 Living Room/Living Room Present
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-9/19/16 Pre call 510-206-5546 or 510-776-0740
07/25/16- Pre-Call 30m prior-510-776-0740-2 units scheduled- M.L no show 8/31/16 called no answer left message gray building 1:20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20
1.1 Living Room/Living Room Present
8/1/16- 30min pre-call: 510-758-6245
no show 6/29/16 tan building 1:52 no show 7/26/16 1:50
3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00
2.12 Kitchen/Sink
Faucet damaged/leakage. hot side
3.4 Bathroom/Security
remove keyed locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also
5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway
1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L
no show 9/19/16 brown building 10:35
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/15/16 all plugs
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 pink with brown trim 11:10
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway
1.1 Living Room/Living Room Present
CH-8-3-16 Pre call 1 HR prior 925-255-3115
no show 7/29/16 tenant refused entry 11:50
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
remove bushes from back yard fire hazard

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30
2.3 Kitchen/Electrical Hazards
plug right if sink hot and nue rev
2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined
1.1 Living Room/Living Room Present
fail all 9/19/16
1.4 Living Room/Security
front door does not close as desinged
8.1 General Health and Safety/Access to Unit
entire house needs to be cleaned
1.1 Living Room/Living Room Present
07/26/16- Pre-Call 30m prior-650-834-4673-Changed the insp from 07/29 to 08/17-Tenant is out of town- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. master bedroom
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
06/06/16- Changed the insp from 06/08 to 06/10- per owners request-not available on the 8th-2 units -M.L
1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home
fail all 9/19/16
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home
7/15/16 called owner said her letter said inspection was 8/17/16
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16
1.1 Living Room/Living Room Present
09/01/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/07 to 09/19-owner needs extra time for repairs- M.L
08/15/16-Pre-Call 30m prior-510-823-3613-Changed the insp from 09/06 to 09/07-Owner needed time frame changed- M.L

CH 7-19-16 Pre call 30 min prior 510-823-3613
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet is not working by kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. livingroom also
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/02/16-Changed the inspection from 09/06 to 09/19-Owner needs extra time to finish the painting- M.L
2.6 Kitchen/Ceiling Condition
remove peeling paint from ceiling and walls and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in both hallways is not testing replace missing sheetrock in garage Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/02/16-Pre-Call 30m prior-510-388-4567-Changed the insp from 09/06 to 09/19-Person scheduled to do the repairs cancelled at the last minute-per owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call: 707-557-4039

9/6/16- owner was not able to reach tenant, lock changed. Inspection reschedule from 9/6/16 to 9/19/16 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. down stairs also

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors smoke detector upstairs is not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16

1.1 Living Room/Living Room Present
1 hr call ahead of arrival to 916-812-2426.
Rescheduled from 8/26 to 8/30 no show 8/30/16 called wrong number gray with blue trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-20-16 R/S from 6/3/16 to 7/18/16 due to owner will be out of town no show 7/18/16 green with white trim 10:30 no show 8/8/16 11:05 no show 1:05 no show 9/20/16 10:30

1.1 Living Room/Living Room Present
pre-call: 510-233-9000
no show 8/31/16 white with gray trim 1:30

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose

1.1 Living Room/Living Room Present
Pre-call: 510-233-9000
no show 8/31/16 blue building 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
07/22/16- Pre-Call 30m prior-510-253-4815-Changed the insp from 07/25 to 08/04-tenant not available on the 25th-Per owner- M.L no show did not receive reinspection report

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

1.1 Living Room/Living Room Present
Pre call 30min prior 510-323-3030

2.10 Kitchen/Stove or Range with Oven
right front burner is no lighting as desined

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

1.1 Living Room/Living Room Present
09/22/16-Pre-Call 30m prior-510-812-4727-Requested by Troy- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

1.3 Living Room/Electrical Hazards
plug is missing cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

1.1 Living Room/Living Room Present
Pre call 480-465-1480 or 415-272-7033
09/23/16-Pre-Call 30m prior- 480-465-1480 or 415-272-7033-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

1.1 Living Room/Living Room Present
MUST CALL 831-277-7765 AND 415-342-4339 1 hr before arrival.
9/26/16- reschedule from 9/27 to 10/12- tenant not available and owner does not have keys. ALay
9/9 Owner called unable to be at unit for inspection moved from 9/12 to 9/27. MW
no show 8/3/16 locked gate no entry 12:00 no show 8/22/16 locked no entry need code or phone number 10:40

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
9/26/16- owner will not be available on 10/12/16 inspection reschedule to 10/7/16 1-4pm.Alay

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/6/16

1.1 Living Room/Living Room Present
CH Pre call 1HR prior 510-610-4386 has 2 unit need to know what one you will be going to first

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

1.1 Living Room/Living Room Present
7/7/16- owner not available - inspection reschedule from 7/14/16 to 7/27/16 9-12pm. Alay

7/21/16- owner not available - wife on life support/ cancer treatment- advise final reschedule from 7/27/16 to 8/19/16 1-4pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-8-16 R/S from 7-12-16 to 8-2-16 owner out of town no show 8/2/16 tan building 1:05

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. both baths

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom

5.3 Secondary Rooms/Electrical Hazards
plug on back porch needs approve cover

5.4 Secondary Rooms/Other Potential Hazardous Features
exhaust fan is not working laundry room also missing door knob Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.both floors

1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW

3.3 Bathroom/Electrical Hazards
plug is not working fail 8/22/16 also other plug has open ground fail 9/26 16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/22/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16

1.1 Living Room/Living Room Present
Pre Call- PLEASE CALL JAN AT 1PM 510-685-7720 SHE CAN NOT WAIT 4HOURS. 8/16- Spoke with Jan shes n/a today. Needs to re-schedule. Moved from 8/16 to 8/22/2016 1-4pm.

1.1 Living Room/Living Room Present
no shoe 6/24/16 yellow with gray trim no show 7/15/16 9:20 no show 8/4/16/ 1:30

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 9/26 16

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.4 Living Room/Security
front door dead bolt striker plate is loose repair

3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16

4.6 Other Rooms/Celing Condition
remove black mold from ceiling and repaint left front

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.back bedroom not testing

5.3 Secondary Rooms/Electrical Hazards
laundry room plug has open ground

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. and smoke detector in hallway

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to check back bedroom locked door

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

1.1 Living Room/Living Room Present
no show tenant refused entry 6/3/16 11:25 no show 6/24/16 brown with white trim 9:15

3.5 Bathroom/Window Condition
window is damaged repair fail 8/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
no show 7/12/16 brown with white trim 11:15 no show 8/18/16 10:00 no show 9/7/16 11:45 no show 9/26/16 1:15

1.1 Living Room/Living Room Present
no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
09/26 - Spoke with Carla rescheduled inspection from 10/11 to 10/12 due having a dr. appointment. MW

1.1 Living Room/Living Room Present
9/27/16- owner will not be available on 10/13/16- inspection reschedule for 10/7/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom. fail 9/27 16 needs discharge line

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector upstairs is not testing

1.1 Living Room/Living Room Present
08/24/16-Pre-Call 30m prior-415-531-7027 to meet with owner- M.L

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left bedroom not testing

1.1 Living Room/Living Room Present
Pre-call: 415-812-0432

8/29/16- tenant was out of town- need more time for repairs. Inspection reschedule from 9/6/16 to 9/27/16 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right and left bedrooms

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. missing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in garage used as bedroom

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/18 /16 tan building 9:30

9/6/16- owner did not receive fail report- inspection reschedule from 9/7/16 to 9/27/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 8/18/16 tan building 11:45 no show 9/7/16 1:05

2.3 Kitchen/Electrical Hazards
GFCI right of sink is not testing fail 9/27/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 9/27/16

1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away

1.6 Living Room/Ceiling Condition
repair drywall on ceiling

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

1.1 Living Room/Living Room Present
09/12/16-30min pre-call: 510-375-1520-Changed insp from 09/16 to 09/27-Owner not available on the 16th- M.L

6/23/16-owner not available for inspection, reschedule from 6/23/16 to 7/11/16 9-12pm. Alay
7/5/16- neither tenant nor owner will be available - advised this will be the last reschedule. Inspection reschedule from 7/11/16 to 7/26/16 1-4pm. ALay no show 8/29/16 called owner she said called for reschulde

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

4.4 Other Rooms/Security
door knob is missing right bedroom

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre call 1hr 30min 510-710-7718

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
9/28/16 owner requests reschedule from 10/5 to 10/14

1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-258-1100 9/29- Spoke with owner will be out of town traveling. Moved from 10/5 to 10/12 1pm-4pm.

1.1 Living Room/Living Room Present
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 2 downstairs bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing

1.1 Living Room/Living Room Present
10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 10/31-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
Inspection was conducted on 10/4/16- Pass. Alay
10/03/16-Pre-Call 1hr prior-925-393-1245-changed the insp from 10/04 to 10/14-Owner needed extra time to advise tenant- M.L

unit is under contruction need reschulde no show 8/22/16 brown with red trim 9:40 no show 9/12 16 1:45

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
CH-8-23-16 R/S from 8-26-16 to 8-29-16 Pre call owner 510-374-8653

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. back steps

1.1 Living Room/Living Room Present
fail all 8/30/16 no show not a rentel

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. downstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
8/9/16- owner not available due to doc apt- inspection reschedule from 8/16/16 to 8/31/16 11-2pm. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. fail 8/31/16

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace

4.4 Other Rooms/Security
remove security bars from bedroom windows or put quick relice

1.1 Living Room/Living Room Present
pre-call: 510-260-7487

8/5/16- owner will be one vacay- inspection reschedule from 8/16 to 9/1/16 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in livingroom is not testing

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door. all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 10/3/16

4.3 Other Rooms/Elecrtical Hazards
plugs on both sides of bed hot and nue rev master bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
door going to outside from garage is missing straker plate

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
GATED PROPERTY
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
PLEASE BE THERE AFTER 1:30PM AND CALL 30MIN BEFORE ARRIVAL. 510-517-6868

9/7- Spoke with owner will be out of town. Fridays and Mondays works for him. Moved from 9/27 to 10/3 (Monday) from 1-4pm.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

3.4 Bathroom/Security
remove peeling paint from door and repaint

1.1 Living Room/Living Room Present
Pre-Call 30m prior-415-481-7751
9/8/16- FINAL reschedule from 9/12/16 to 10/3/16 9-12pm. Alay

8/16/16- legal doc provided- inspection reschedule from 8/17/16 to 9/12/16 11-2pm. ALay
NO RESCHEDULES PAST 8/17 UNLESS OWNER PROVIDES LEGAL DOCUMENTATION PROVING EVICTION WITH DATE TENANT WILL BE OUT.

7/14- Owner is going through eviction process. Moved from 7/18 to 8/17 1pm-4pm. I advised owners daughter to contact us a week prior from date and let us know what the status is. A.L.
CH 7-8-16 R/S from 7-11-16 to 7-18-16 due to repair not done 11-2PM
06/21/16-Pre-Call 30m prior-415-481-7751-Tenant still in the unit-owner needs extra time for repairs- M.L
5/23/16- going through eviction process- tenant set to move out 7/1/16- owner will be calling back for a date in July. Alay
05/11/16- Changed the insp from 05/23 to 06/02-Owner requested extra time for repairs- M.L

3.3 Bathroom/Electrical Hazards
gfi is not testing replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.and carbon alarm

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-224-6678-Changed the insp from 09/19 to 10/03-Owner needed extra time to finish repairs- M.L
CH-7-27-16 R/S from 7/29/16 to 8/18/16 due to out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Please Call 1 hr before arrival 415-307-4472
10/4 Spoke with owner requested reschedule from 10/12 to 10/14 to accommodate availability. MW

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
no show 8/19/16 tan building 11:05 no show 9/12/16 11:45 no show 10/4/16 9:30

3.3 Bathroom/Electrical Hazards
light switch and plug cover is missing up stairs bath

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/3/16 tenant refused entry 11:30 no show tenant refused entry 11:30 gray with black trim no show 9/12/16 1:50 tenant refused entry 9:10

1.1 Living Room/Living Room Present
no show 8/3/16 gray building 2:14 no show 8/22/16 locked gate 11:40 no show 9/12/16 1:50 no show locked no entry 9:20

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

4.4 Other Rooms/Security
remove dead bolt from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

1.1 Living Room/Living Room Present
no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

1.1 Living Room/Living Room Present
CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

1.1 Living Room/Living Room Present
CH-9-22-16 R/S from 9-26-16 to 10-4-16 have meeting can not miss
08/15/16- Pre-Call 30m prior-510-374-0662-requested by owner- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hall bath faucet is loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

2.3 Kitchen/Electrical Hazards
light is not working as designed repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.2 Other Rooms/Electricity/Illumination
light is not working

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.1 Living Room/Living Room Present
10/5/16- owner not available, death in family will be out of town. Reschedule from 10/10 to 11/7/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/05/16-Changed insp from 10/11 to 10/18-tenant out of town-per owner- M.L

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

2.10 Kitchen/Stove or Range with Oven
right front burner is not lighting as desined

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.missing upstairs

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 10/5/16 pink building 11:35

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. downstairs bath

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

1.6 Living Room/Ceiling Condition
need smoke detector down stairs

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
10-6 Rescheduled from 10/19 to 11/4 due to being unavailable.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. master bath

1.1 Living Room/Living Room Present
no show 10/6/16 tan building 10:45

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 white with blue trim 11:05

4.6 Other Rooms/Celing Condition
remove peeling paint from ceiling and repaint right bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover by back door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow building 1:20

6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. bedroom by kitchen

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level left bedroom is not testing

6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
no show 8/16/16/ gray building 11:05

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace hall bath

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and repaint hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16

4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/28/16-Pre-Call 30m prior-408-507-1684-Changed insp from 08/04 to 08/15-Owner/tenant out of town until the middle of August- M.L

06/30/16-Owner called-Insp the unit after 12PM so tenant can meet you there. M.L no show 7/14/16 white building 11:40 no show called owner said tenant was not home did not have key reschulde
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. in bedroom in garage
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.3 Kitchen/Electrical Hazards
3 prong plug has open ground
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L
4.4 Other Rooms/Security
remove dead bolt from door master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms
1.1 Living Room/Living Room Present
9/16/16- owner will not be available - inspection reschedule from 9/27/16 to 10/7/16 9-12pm. Alay
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
garage light switch needs cover Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/16-Pre-Call 30m prior-209-419-0204-Changed the insp from 07/13 to 07/27-owner not available on the 13th. M.L no show 8/29/16 called no answer left message white with brick 1:10 no show 9/16/16 whjte with brick at bottom 11:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

2.12 Kitchen/Sink
sink is demaged replace

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.5 Bathroom/Window Condition
bath window ledge missing tile replace

4.2 Other Rooms/Electricity/Illumination
light on back porch is not working

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. back porch

4.6 Other Rooms/Celing Condition
room by kitchen remove peeling paint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show 7/28/16 tan building 1:10 no show 9/1916 10:00 no show 10/7/16 11:05

3.4 Bathroom/Security
remove keyed locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway also

5.4 Secondary Rooms/Other Potential Hazardous Features
floor carpet is damaged trip hazard hallway

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
07/29/16-Pre-Call 30m prior-510-520-0191-Changed the insp from 08/01 to 08/15-Tenant about to give birth- M.L no show 9/19/16 brown building 10:35

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also

4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

1.1 Living Room/Living Room Present
unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30min pre-call 415-272-8983

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

1.1 Living Room/Living Room Present
no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
1.1 Living Room/Living Room Present
09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. missing in right bedroom
1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
4.5 Other Rooms/Window Condition
window is broken
4.7 Other Rooms/Wall Condition
remove mold from under window and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES
2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 470 29TH ST APT. 2

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
plug is loose repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.3 Bathroom/Electrical Hazards
GFCI is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

4.2 Other Rooms/Electricity/Illumination
light is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
left and right burners are not working

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

1.1 Living Room/Living Room Present
Precall 1 hr before arrival to 510-703-4101.
10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
Pre-call : 510-233-2008 -added 10/13/16.

4.10 Other Rooms/Smoke Detectors
1. Replace smoke detector in left bedroom.

2. All smoke detector batteries are weak and need changing.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

1.1 Living Room/Living Room Present
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.6 Living Room/Ceiling Condition
Ceiling in family room is peeling and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.

3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.

4.10 Other Rooms/Smoke Detectors
Install 2 carbon monoxide detectors one for each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
No entry tenant was not home property manager no key @ 11:15 a.m.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474

2.3 Kitchen/Electrical Hazards
Outlet located next to sink Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. Dark grey building red door.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. The tenant was home but said she did not receive a notice for a inspection today. Yellow and Burgundy house.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. Tan and white house.

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
1 hr notice 510-928-8688
10/14 owner called to reschedule for 2 weeks out. Moved from 10/21 to 11/4. MW

1.1 Living Room/Living Room Present
GATED PROPERTY call for entry: 503-477-5009
CH-R/S from 9-1-16 to 9-6-16 due to family death no show 10/3/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. not testing bedroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. light switch cover

1.1 Living Room/Living Room Present
CH- Pre call 1 hr prior 415-987-1544 Franciso
09/08/16-Pre-Call 1hr prior-510-260-7235-Changed the insp from 09/14 to 09/16-Owner not available on the 14th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.

7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.

1.1 Living Room/Living Room Present
pre-call: 510-236-5977
7/20/16- tenant will be out of town- inspection reschedule from 7/28/16 to 8/29/16 1-4pm. Alay called owner said called for reshcuide 9/26/16

1.4 Living Room/Security
door is damaged repair or replace also remove double keyed dead bolt from screen door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
remove peeling paint from front porch and repaint

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector in the bedroom.

2. Install a smoke detector in hallway or repair.

3. Install a carbon monoxide detector inside the unit.

1.1 Living Room/Living Room Present
10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as desined

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
10/14/16 No show @ 10:03 a.m. Brown building white gate. Gate was locked no entry.

no show 8/16/16 locked gate no entry 11:40 no show 9/7/16 owner did not have key no show locked gate no entry 1:30 gray building

1.1 Living Room/Living Room Present
no show 9/27/16 white with blue trim 9:50

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.light switch

1.1 Living Room/Living Room Present
No show owner stated the tenant was in the hospital and have to reschedule.

pre-call: 510-691-7771

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice

1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival. Owner has 2 properties scheduled same day 10/21.

1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection, tenant did not have a notice. White house.

Nevin Ave is under construction. Parking accessible via 21st and Macdonald park at barriers as close to Nevin as possible and walk to unit. Call 510-812-1304 if needed for instructions.

unable to get to unit due to road cont 7/28/16 no show 8/30/16 tan with red trim 11:05 no show unable to get to unit road cont 9/20/16 no show unable to get to unit road cont.

1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

3.13 Bathroom/Ventilation
Fail not operating correctly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/27/16- owner has death in family will not be available - inspection reschedule from 7/29/16 to 8/8/16 1-4pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/12/16

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps fail 9/12/16

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

5.3 Secondary Rooms/Electrical Hazards
Living room and bedroom:Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
no show 8/25/16 brown with white trim 9:40

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen
4.3 Other Rooms/Elecrtical Hazards
plug on right wall is not working and needs cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. back two bedrooms
4.4 Other Rooms/Security
door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/25/16 gray building 11:30
1.1 Living Room/Living Room Present
Pre-call: 510-691-4350, gated

no show 8/4/16 locked gate no entry9:20 no show 8/22/16 locked gate no entry12:25
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.2 Bathroom/Electricty
plug is not working
3.6 Bathroom/Ceiling Condition
remove mold from around tub and repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. left back bedroom and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
no show 8/26 16 pink building 10:40
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/12/16 -Pre-Call 30m prior- 510-229-8741 -Gated complex- M.L
no show 8/26/16 brown with white trim 11:40
1.1 Living Room/Living Room Present
09/06/16-Pre-Call 30m prior-707-246-1946-Changed the insp from 09/06 to 09/13-Per owner-Family Emergency with the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in hallway is not testing Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 9/13/16
3.3 Bathroom/Electrical Hazards
plug has open ground upstairs bath
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. upstairs
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink is leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 30 min call ahead to 510-910-0589

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

8.3 General Health and Safety/Evidence of Infestation
Owner new fail: Exterminate for roaches.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.by window

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway

6.4 Building Exterior/Condition of Exterior Surfaces
front gate is not working as designed

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

1.1 Living Room/Living Room Present
Pre call 30min to Sheila Hunter (owner) 510-375-8895

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.3 Bathroom/Electrical Hazards
plug is not working repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.

2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also

6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.front steps

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back bedroom is missing

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.upstairs bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath

3.5 Bathroom/Window Condition
skylight will not close repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector in stairway is not testing

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no answer grey house yellow door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.

1.1 Living Room/Living Room Present
10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.

4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.

4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs repair cold water doesnt work once turned on.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.8 Other Rooms/Floor Condition
Remove all clutter from every room so the owner can repair the ceilings in each room. The floor has a defect which exposes the tenant to a structural hazard.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked at time of inspection. I will need access at next inspection.

1.1 Living Room/Living Room Present
No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

1.1 Living Room/Living Room Present
CH-10-19-16 Pre call 510-236-8366
No entry tenant was not home property manager no key @ 11:15 a.m.

1.1 Living Room/Living Room Present
10/19/16- Pre-Call 30m prior-510-910-1686-Owner or 510-680-6224 -M.L

No show @ 2:15 p.m. no answer grey house yellow door. (10/19/16- per inspector- he actually went to wrong unit- 3rd inspection fee waived. Alay)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev under window

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/19/16-Pre-Call 1hr prior-650-255-7250- M.L

no show 10/6/16 yellow building 1:20

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is damaged replace

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

3.12 Bathroom/Tub or Shower
shower doors need guide hall bath
3.3 Bathroom/Electrical Hazards
GFCI is not testing hall bath
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. bath in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. bath by laundry room
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is damaged repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.right back missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New fail: porch leading to stairs going down floor boards are uneven and there is a trip hazard present as you approach the first step. Repair entire porch area.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
pre-call: 510-367-6582

9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay
2.3 Kitchen/Electrical Hazards
GFCI left of sink is not testing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath
3.12 Bathroom/Tub or Shower
shower door is missing replace
4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap
1.1 Living Room/Living Room Present
09/21/16-Pre-Call 30m prior-510-672-3228-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.both bedrooms
1.1 Living Room/Living Room Present
No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
09/26/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 10/18 to 10/19-Owner not available on the 18th- M.L

09/12/16-Pre-Call 30m prior-408-858-8098-Changed the insp from 09/15 to 09/14-owner not available on the 15th- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-233-5822-Changed the insp from 10/03 to 10/19-owner needs extra time to finish repairs - M.L

1.1 Living Room/Living Room Present
10/6 - Rescheduled from 10/7 to 10/19.
CH-8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. master bath and hall bath upstairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose knob master and hall bath upstairs and faucet is missing knob downstairs bath

3.12 Bathroom/Tub or Shower
repair tile in shower master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
family room ceiling is damaged repair door going to garage knob is loose Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. both floors

6.4 Building Exterior/Condition of Exterior Surfaces
fence in back yard is missing boards

1.1 Living Room/Living Room Present
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

4.2 Other Rooms/Electricity/Illumination
light is not working right and left bedrooms left bedroom light switch needs cover

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L

1.1 Living Room/Living Room Present
10/20/16-Pre-Call 30m prior-510-734-5281-Changed insp from 11/18 to 11/16-owner out of town on the 18th-M.L

1.1 Living Room/Living Room Present
need to make first on route

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10

4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.

4.5 Other Rooms/Window Condition
Repair damage screen for window in master bedroom.

2.12 Kitchen/Sink
Repair or replace garbage disposal in operable.

4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.

4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.

8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
left front burner is not lighting as desined

8.1 General Health and Safety/Access to Unit
Gate has a double key lock also does not open and close correctly and must be repaired. Gate lock should be a turn style deadbolt lock.

1.1 Living Room/Living Room Present
fail all 9/19/16

1.4 Living Room/Security
front door does not close as desinged

8.1 General Health and Safety/Access to Unit
1. 2nd Fail: Entire house needs to be cleaned.

2. Front door knob and locks are completely off no security at all.

1.1 Living Room/Living Room Present
08/19/16-Pre-Call 30m prior-510-292-7377-Changed the insp from 08/26 to 08/30-Owner not available on the 26th- M.L no show 8/30/16 brown with white trim 1:30

1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (One needed on the 2nd level).

1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway

1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW

2.12 Kitchen/Sink
garbage disposal is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

1.1 Living Room/Living Room Present
9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer left message white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
Pre-call: 925-323-7318 IN EARLY AM.

NO MORE RESCHEDULES

7/7/16- repairs being made to unit- inspection reschedule from 7/12/16 to 8/2/16 1-4pm. An additional week maybe granted if needed. Alay no show 8/2/16 called twice no answer white building 1:20
8/30/16 - per email from owners son, one final reschedule granted to 9/13. NO FURTHER RESCHEDULES

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector wires are exposed and need to be either replace or covered and a new one installed.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
40 min pre-call: 510-333-7489

1.1 Living Room/Living Room Present
Pre-call: 925-858-8518
no show 6/28/16 green building 12:10 no show 8/29/16 tenant refused entry no notice no show 9/16/16 11:40

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly. loose repair

3.3 Bathroom/Electrical Hazards
GFI in hall bath is not testing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. hallway and living

4.4 Other Rooms/Security
locked door no entry

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th- Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

4.10 Other Rooms/Smoke Detectors
1. Install (3) smoke detectors one for each bedroom.

2. Install a carbon monoxide detector downstairs.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen vents very dirty and greasy.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front gate and replace with a thumb turn style deadbolt lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.3 Living Room/Electrical Hazards
Living room entry: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.4 Living Room/Security
Patio screen door needs to be repaired or replaced.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.

1.3 Living Room/Electrical Hazards
All rooms with 3 prong outlets throughout: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.

4.10 Other Rooms/Smoke Detectors
Install (4) smoke detectors one for each bedroom.

5.2 Secondary Rooms/Security
Weather strip back door in garage.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

2.3 Kitchen/Electrical Hazards
plug left of stove hot and nue rev also plug under window has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps needs handrail

1.1 Living Room/Living Room Present
10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16- owner is out of town, returning end of November. Inspection reschedule for 12/2/16 9-12pm. Alay

1.1 Living Room/Living Room Present
10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI. fail 9/19/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

1.1 Living Room/Living Room Present
10/24/16-Pre-call 30m prior-510-776-3468-Gated complex
Call tenant for access - M.L

10/14/16 no show @ 9:15 a.m. Gate had a key lock, I was unable to get to the unit. Blue house white front door.

tenant refused entry no notice 11:30

2.3 Kitchen/Electrical Hazards
dinning room plugs all have hot and nue rev

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not working back bath

3.13 Bathroom/Ventilation
exhaust fan is not working back bath

3.4 Bathroom/Security
pocket door is missing back bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.left bedroom not testing

4.3 Other Rooms/Elecrtical Hazards
plug by door hot and nue rev left bedroom

7.4 Heating and Plumbing/Water Heater
move one strap down by bottom of water heater

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.1 Living Room/Living Room Present
30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 510-882-6987

1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

2.10 Kitchen/Stove or Range with Oven
exhaust fan is not working

1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.1 Living Room/Living Room Present
No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to remove all flammable cardboard boxes and other items that are a fire hazard. Also must have a clean and clear pathway to exit in case of an emergency.

1.1 Living Room/Living Room Present
no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

1.1 Living Room/Living Room Present
No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

1.1 Living Room/Living Room Present
no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

1.1 Living Room/Living Room Present
No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

2.10 Kitchen/Stove or Range with Oven
exhaust fan needs screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 9/6/16 gray with white trim 9:30 no show 9/20/16 12:15 no show 10/7/16 1:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:15 p.m. tan unit no answer.

7/28/16 - owner in process of evicting tenant, request to move to Sept. JC no show 9/6/16 grayl with white trim 10:00 no show 9/20/16 12:00 no show 10/7/16 tan with green trim 12:00

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.3 Kitchen/Electrical Hazards
Overhead light fixture inoperable repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink plumbing is stopped up.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45
1.1 Living Room/Living Room Present
If needed, Tenant Ramon Garcia can be reached at 510-542-3080 no show called owner said no notice reschulde
1.3 Living Room/Electrical Hazards
plug is missing cover check other plugs also
2.6 Kitchen/Ceiling Condition
dinning room ceiling remove peeling paint and repaint walls also
3.6 Bathroom/Ceiling Condition
repair walls and ceiling water damage
5.4 Secondary Rooms/Other Potential Hazardous Features
repair wall under window right bedroom Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
10/26/16-Pre-Call 1hr prior-510-599-8228-As late as possible-requested by owner-Changed insp from 11/15 to 11/14-owner not available on the 15th- M.L
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.1 Living Room/Living Room Present
Pre-call: 408-582-4181, gated-must call for entry

10/27/16- owner not available - reschedule from 11/17 to 11/18/16 11-2pm. Alay
1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to TV.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.
3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.
1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10
8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.
3.12 Bathroom/Tub or Shower
Bathtub is badly scratched and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Oven not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

1.4 Living Room/Security
sliding glass door is missing handle and lock

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/3/16

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

1.4 Living Room/Security
remove double keyed lock from front door

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

2.10 Kitchen/Stove or Range with Oven
1. Two front burners not working properly, flames are on low and does not turn up high if needed.

2. Clean or replace screen vent for fan.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant- M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
back door is damaged repair
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working
7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.
1.1 Living Room/Living Room Present
rescheduled from 8/18 to 8/22. MW
7.4 Heating and Plumbing/Water Heater
2nd Fail: The hot water heater was unexcessible/locked. i will need to check at the next inspection.

The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. fail 8/22/16 fail 9/26/16
6.1 Building Exterior/Condition of Foundation
Fr. Porch = Floor Boards Rotten. Back rear porch floor very soft also there is dry rot on the kitchen floor and a piece of linoleum is missing. Repair/replace.
1.1 Living Room/Living Room Present
PLEASE INSPECT AFTER 2pm
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway must repair. Its a tripping hazard.
2.7 Kitchen/Wall Condition
Kitchen wall above kitchen sink has a hole present and mice are coming through the hole and entering the unit.
4.7 Other Rooms/Wall Condition
Repair the small hole in the wall mice are entering inside the bedrooms check all walls throughout the unit for small holes where mice are coming inside.
8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for rats, mice.

2. Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
1.1 Living Room/Living Room Present
CH 8-22-16 R/S from 8-25-16 to 9-7-16 mail out notice
9/6/16- tenant is still in LA, will be back in 10days- inspection reschedule from 9/7/16 to 9/26/16 1-4pm. Alay
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. yellow house another tenant opened the lock front gate and allowed me to knock on the tenants door but no answer.

no show 7/29/16 locked gate no entry yellow with white trim 1:15 no show 8/15/16 locked gate no entry 1:25 no show 9/7/17 9:20
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
8/18 - Security gate at property please 510-778-3801 when onsite tenant will come let you in.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-932-6175- Changed the inspection from 09/14 to 09/27-Owner needs extra time to get unit ready- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.downstairs front

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. 1 cracked and 1 missing left bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
need handrail top of stairs Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. missing downstairs
1.1 Living Room/Living Room Present
Call 2 hr before arrival 415-244-2198 AND 510-222-2960 to give notice.
9/9/16- owner is not available inspection reschedule from 9/12 to 9/27 1-4pm. Alay
08/23/16-Pre call 2 HRs prior 415-244-2198 owner lives far away-After 2PM if possible-Changed insp from 08/25 to 09/12-Tenant not available-M.L

CH-8-16-16 Pre call 2 HRs prior 415-244-2198 owner lives far away
1.1 Living Room/Living Room Present
9/28/16- extension granted- inspection reschedule from 10/18 to 10/31/16 11-2pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Pre-call: 510-237-2465, gated must call for entry.

3/28/16 no show at 1:05pm, locked gate fail 5/23/16
4.10 Other Rooms/Smoke Detectors
need carbon monoxide detector on each level
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways
4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844
1.1 Living Room/Living Room Present
10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16

1.1 Living Room/Living Room Present
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-672-2629
10/28 - Owner called requesting sooner date rather than date on letter 11/21. Repairs have been made. Moved to 10/31. MW

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlet Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

1.1 Living Room/Living Room Present
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

1.1 Living Room/Living Room Present
11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
1.1 Living Room/Living Room Present
No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/02/16- Unit on section 8- rcvd proof via fax- Cancelled inspection- M.L
1.1 Living Room/Living Room Present
11/02/16-Pre-Call 1hr prior-408-439-5800- Requested by owner- M.L
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.
4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.
7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:40 yellow house no one answered the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.1 Living Room/Living Room Present
I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.
1.1 Living Room/Living Room Present
No show @ 2:45 green house no one at home. The gate has a pad lock on it.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the house check all repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.
3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.
4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.
4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

2.3 Kitchen/Electrical Hazards
1. Replace missing cover for overhead light fixture.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to refrigerator check all three prong outlets.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.

1.1 Living Room/Living Room Present
CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice

1.1 Living Room/Living Room Present
11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

2.10 Kitchen/Stove or Range with Oven
Two stove knobs are discolored but are intact, pass with a comment.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets).

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Master bathroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.

1.1 Living Room/Living Room Present
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.

1.1 Living Room/Living Room Present
No show @ 9:15 green house, grey Honda in front.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway also 1st bedroom.

1.1 Living Room/Living Room Present
No show @ 12:35 white and blue unit no one home.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.
1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.1 Living Room/Living Room Present
11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town
2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.
7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35
1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Install one inside basement.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-928-4688-Changed insp from 08/26 to 09/01-Tenant out of town-per owner-M.L

1.1 Living Room/Living Room Present
9/7 Tenants out of town until end of September. Owner has no access to unit. Rescheduled from 9/15 to 10/3. MW

1.1 Living Room/Living Room Present
No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
no show 8/25/16 white with green trim 11:05 no show 9/13/16 10:15

2.10 Kitchen/Stove or Range with Oven
check all burners not lighting as designed repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms not testing

4.4 Other Rooms/Security
remove dead bolt from door

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and livingroom also

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Must remove double key lock and replace with a thumb turn style deadbolt lock. Owner may need to replace with a different security gate. One with a door knob included.

1.1 Living Room/Living Room Present
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

4.5 Other Rooms/Window Condition
remove security bars from all bedrooms windows or put quick releace

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in basement also light switch needs cover and cover all exposed wire

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
/Missing Handrail. front steps

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
09/26/16-Pre-Call 1hr prior-707-474-7161-Owner out of town-As Close to 1PM as you can- M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and living room also

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.5 Living Room/Window Condition
Owner: Remove all iron bars from windows and replace with correct break away bars or remove.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

1.1 Living Room/Living Room Present
Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
hallway move smoke detector above door or 4"to 6"from ceiling

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom strap

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. right bedroom and living room not testing
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
repair gutter and down spout by front door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.8 Other Rooms/Floor Condition
Floor in hallway is warped underneath the floor boards are uneven and need to be repaired. Tripping hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
front gate knob is damaged replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. also Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is damaged repair or replace hall bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:05 grey house. Iron bars still up and mattress and debris on the side.

no show 8/16/16/ gray building 11:05
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms fail 10/7/16
4.4 Other Rooms/Security
remove security bars from all bedroom windows or put quick relice fail 10/7/16
1.1 Living Room/Living Room Present
09/12/16-Pre-Call 30m prior-510-697-7541-Changed the insp from 09/16 to 10/07-Owner not available on the 16th- M.L
1.1 Living Room/Living Room Present
No show @ 1:00 the property manager stated she did not receive a repair notice.

10/05/16-Pre-Call 30m prior-510-253-9900- Ed- 2 Units scheduled -other- 2028 Nevin - M.L

no show 7/28/16 brown building 11:10 no show 8/30/16
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedroom garage and hallway also
4.3 Other Rooms/Elecrtical Hazards
check all bedrooms for missing covers
4.6 Other Rooms/Celing Condition
remove mold from ceiling and repaint right bedroom

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. also light in hallway upstairs is not working

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
front porch light needs bulb

1.1 Living Room/Living Room Present
09/13/16-Pre-Call 30m prior-510-590-6777-Changed the insp from 09/16 to 10/07-Owner out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

1.5 Living Room/Window Condition
Window in family room is broken and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

1.1 Living Room/Living Room Present
11/09/16- Pre-Call 30m prior-510-666-5421-Changed the insp from 11/15 to 11/30-Tenant not available on the 15th-M.L

1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

1.1 Living Room/Living Room Present
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in common area hallway or livingroom

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

2.3 Kitchen/Electrical Hazards
plug right of sink has open ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
9/28/16- owner not available on 10/6/16 - inspection reschedule for 10/10/16 11-2pm. Alay

1.1 Living Room/Living Room Present
10/25 - Rescheduled from 10/31 to 11/9
09/19/16-Pre-Call 30m prior-510-292-8628-Make this inspection the last one on your list -Changed the insp from 09/19 to 09/27-Owner is from Oregon-her ride cancelled last minute-M.L
09/01/16- Pre-Call 30m prior-510-292-8628-Changed the insp from 09/07 to 09/19-owner is out of town- M.L

no show 8/16/16 gray with yellow door 1:20

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
-Pre-Call 30m prior-510-233-2072- other unit- 6325 Monte Cresta Ave - M.L no show 10/3/16 tan with brown trim called no answer 11:15

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove peeling paint from front porch ceiling and repaint

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11-1-16 to 11-9-16 9:00 to 12:00
08/16/16-Pre-Call 30m prior-510-233-2072- other unit- 627 Yuba St -M.L

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 1hr prior-510-388-0670-Changed the inspection from 11/28 to 11/09-requested by owner- M.L

10/03/16-Pre-Call 1hr prior-510-388-0670-Changed the insp from 10/10 to 10/20-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 11:50 a.m. Tan and white house.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
Gate was locked no entry @ 9:25 a.m. brown units.

locked gate no entry gray building 1:05

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. bottom strap is missing

1.1 Living Room/Living Room Present
No show @ 9:30 I no one answered the door. Grey Hyndi car in driveway. I spoke to landlord to let her know.

08/29/16- Pre-Call 30m prior-510-812-1304-Changed the insp from 08/30 to 09/12-Owner needs extra time to do repairs- M.L fail all 9/12/16

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is loose upstairs bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.upstairs bedroom

5.3 Secondary Rooms/Electrical Hazards
laundry room and garage plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
back door is damaged will not close also repair ceiling by door

4.10 Other Rooms/Smoke Detectors
Relocate smoke detector from kitchen area to the living room area.

8.1 General Health and Safety/Access to Unit
Front door screen is torn/damage and is a cutting hazard. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no answer yellow house.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.downstairs bath
3.5 Bathroom/Window Condition
skylight will not close repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.
1.1 Living Room/Living Room Present
11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
No show @ 12:35 brown house no one was home.

CH-11-14-16 Pre call 30 min prior 510-230-9955
No show @ 9:22a.m., Brown house no answer. White van in driveway.

no show 9/15 16 tan with white trim 9:40 no show 10/4/16 11:45

1.1 Living Room/Living Room Present
No entry the owner was present and brought another person to witness to do the inspection with me. However the tenant refused to be incompliance by refusing to open the door to do the inspection which is required by the City of Richmond @ 11:45 a.m.

CH-11-14-16 Pre call 30 min 510- 367-2769 joey

Owner was present, and the tenant refuse entry @ 3:35 p.m. She gave the landlord and myself a hard time making it impossible to inspect the unit. Owner will need to reschedule the appointment.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival. Use gate code #1948 for access.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.

1.1 Living Room/Living Room Present
11/14/16- unit is under section 8, Cancel inspection. Alay

I went to the unit and was told by the tenant that this was a section 8 unit @ 2:15.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

1.1 Living Room/Living Room Present
No show @ 11:20 property manager had an emergency and could not make it.

CH-11-14-16 Pre call 30 min 510-239-8167

No show @ 9:20 I gave two pre-calls. Agent wasnt avalible until after 10:00 am. I spoke to the manager.

10/28/16-Pre-Call 30m prior-510-237-3908- Ext 114 or 510-239-8167-Requested insp closer to 11.AM- M.L

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Exhaust fan has peeling paint also needs a screen for the fan ventilation.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right of sink.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.5 Other Rooms/Window Condition
Back window in backyard is broken and needs repair.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call: 510-322-0669

10/26/16- neither owner nor tenant will be available for 11/9/16. inspection reschedule for 11/14/16 9-12pm. Alay

no show 9/14/16 white building 11:15

10/4/16- dismiss inspection from 9/14 and 10/4- confirmed inspection with owner for 10/10/16 11-2pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

1.1 Living Room/Living Room Present
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
11/15/16-Pre-Call 30m prior-415-734-8908-Changed the insp from 12/08 to 12/02-per owner-wanted the insp on a Friday- M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the fan hood range very dirty also clean screen.

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.

2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the microwave.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

07/22/16- Pre-Call 30m prior-510-813-4040-Changed the insp from 08/04 to 08/17-Owner out of town until the 17th-M.L

6/20 - Rescheduled due to being out of town. Moved to 7/15. no show unable to call owner left phone at home fail all 9/19/16

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-813-4040

10/24/16- owner currently out of town to care for her mother. Inspection reschedule from 10/26/16 to 11/15/16 1-4pm. ALay

10/18/16-Pre-Call 30m prior-510-813-4040-Changed the insp from 10/20 to 10/26-owner needed 1 extra week for repairs- M.L

CH-8-17-16 R/S from 8-22-16 to 8-17-16

30min pre-call: 510-813-4040

6/20 - Rescheduled due to being out of town. Moved to 7/15 no show unable to call owner left phone at home 7/15/16 called owner said her letter said inspection was 8/17/16

1.1 Living Room/Living Room Present
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

1.1 Living Room/Living Room Present
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

1.1 Living Room/Living Room Present
No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
Rescheduled from 11/04 to 11/15

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk bathtub or clean dark discoloration for both bathrooms.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-30-16 R/S from 10-3-16 to 11-16-16 per owner
CH-7-28-16 R/S from 8/4/16 to 8/29/16 due to out of town mail out notice
no show 7/12/16 tenant refused entry 12:00

4.10 Other Rooms/Smoke Detectors
need smoke detector and carbon alarm downstairs

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway upstairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
need handrail for bottom of stairs

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.bottom strap is missing
1.1 Living Room/Living Room Present
No entry owner stated he had not received a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in bedroom and hallway
1.1 Living Room/Living Room Present
No entry owner stated he did not receive a letter for the inspection.

Must Call owner 415-716-6645 he 2 units scheduled needs to know where to go first.

no show 8/16/16 brown with white trim 11:30

9/7/16-onwer just received letter, was not aware of inspection- inspection reschedule from 9/7/16 to 9/13/16. ALay

9/13 - owner called to reschedule due to no one available for inspection. moved from 9/13 to 9/20. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway
1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:25 no one at home.

No show w@ 9:10 a.m. I gave a pre-call but no response, no one home or present for the inspection. brown building upstairs right side.

CH-8-3-16 R/S from 8-4-16 to 8-31-16 due to owner having knee surgy no show 10/3/16 owner said called for reschedule
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. plug cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.
4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.
5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.
4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:35 no one present and no access to enter gate.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.1 Living Room/Living Room Present
No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 9:15 no one answered the door. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen for the exhaust fan dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

5.3 Secondary Rooms/Electrical Hazards
Repair/replace cover switch plate next to hot water heater.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.
1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
1.1 Living Room/Living Room Present
No show @ 1:20 tenant said she had no notice. Grey house.
11/10/16 - owner provided proof of section 8.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Carpet is soiled and should be cleaned. Pass with comment.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.
7.4 Heating and Plumbing/Water Heater
Hot water heater was blocked no access.
1.1 Living Room/Living Room Present
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:55 brown house upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:40 tan house, white van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-18-16 R/S from 11/8/16 to 11/18/16 will be out of town
Please call 1 hr before arrival 415-235-3897

1.1 Living Room/Living Room Present
No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-375-8056-Changed the insp from 12/12 to 11/30-per owner-tenant not available on the 12th- M.L

1.1 Living Room/Living Room Present
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

2.3 Kitchen/Electrical Hazards
1. Outlet next to the refrigerator Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.1 Living Room/Living Room Present
Gated- must call for entry: 925-408-2980

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath upstairs

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement. missing upstairs bath

2.10 Kitchen/Stove or Range with Oven
1. Stove screens are very greasy and need to be either cleaned or replace.

2. Tenant needs to clean the stove and oven dirty and greasy.

2.12 Kitchen/Sink
kitchen sink needs to be re chalked.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stoppers in center bathroom check all.
3.3 Bathroom/Electrical Hazards
Replace missing bulbs in light fixture.
4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
4.7 Other Rooms/Wall Condition
Hallway wall has two large chips that need to be filled and repainted. Children in the household possible hazard.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
1.1 Living Room/Living Room Present
CH-9-23-16 R/S from 10-13-16 to 10-12-16 will be out of town pre call 925-997-4474
4.4 Other Rooms/Security
Backdoor entering garage area will not stay close, its also missing a strike plate repair or replace.
2.10 Kitchen/Stove or Range with Oven
2nd fail no work completed 11-21-2016.

1. Microwave handle is damaged and needs replacing.

2. Screen vents for fan ventilation are missing and must be replaced.
1.1 Living Room/Living Room Present
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.
1.1 Living Room/Living Room Present
10/24/16- Pre-Call 30m prior-510-323-3030- Changed the insp from 11-22 to 11/21-Owner not available on the 22nd- M.L
09/21/16-Pre-Call 30m prior-510-323-3030-Changed insp from 10/10 to 10/17-Owner not available on the 10th-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Break away bar inside left bedroom not working. repair or replace. Check all break away bars for access if in case of emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Pick up dead branches in backyard.

2. Check screen vent on left side of house needs securing.
1.1 Living Room/Living Room Present
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-236-8366-requested-M.L

No show @ 9:00 am property manager was not able to access the unit and tenant wasnt home.

CH-11-2-16 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L

1.4 Living Room/Security
Patio door handle is damaged and needs to be repaired or replaced.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.

3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.

4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.

4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access to check at the next inspection.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.

1.1 Living Room/Living Room Present
11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
30min pre-call 415-272-8983
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key lock from backdoor inside garage and replace with a thumb turn style lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant needs to clean garage area also make a clear path.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Install a carbon monoxide detector inside the unit.
4.3 Other Rooms/Elecrtical Hazards
Both bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Repair or remove fixture with hanging wires inside the garage.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair torn front screen door or replace. Cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree limbs from touching the house also cut all vegetation around the unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace damage crawl space door in backyard.
1.1 Living Room/Living Room Present
No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
2.5 Kitchen/Window Condition
2nd fail 10-17-16: dinning room window is broken replace
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/22/16-Pre-Call 30m prior-510-235-0783-Changed insp from 08/25 to 09/12-Owner requested extra time-M.L
1.1 Living Room/Living Room Present
9/15 owner out of country for family crisis until 10/1. Rescheduled to 10/17 to get repairs completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. right bedroom
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 510-882-0013

10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.
4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
2.10 Kitchen/Stove or Range with Oven
All stove burners not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
2.12 Kitchen/Sink
Excessive peeling paint in the sink it needs to be repaired or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.

1.1 Living Room/Living Room Present
11/23/16- non responsive tenant- not access for repairs- inspection extended from 12/5/16 to 12/27/16 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
4/20/16 - no entry at 10:20am, tenant refused entry
7/25/16 - no entry at 10:20 am, brown building

11/23/16 - "upstairs" fail removed due to unit being one level. Unit now passes.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

3.12 Bathroom/Tub or Shower
Tenant remove all boxes and clutter from bathtub. Unable to check will need to check at next inspection.

4.4 Other Rooms/Security
Tenant remove all key and pad locks from all doors.

4.6 Other Rooms/Celing Condition
Tenant remove all clutter from every room so the owner can repair the ceilings in each room.

Ceiling has a defect which exposes the tenant to a structural hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from kitchen backdoor and replace with a turn style deadbolt.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant remove all paint cans and clutter from around the front and backyard.
4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.
1.1 Living Room/Living Room Present
No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
The tenant had no notice and No work completed @ 9:50 a.m..

No entry tenant did not speak English. time 10:35 a.m. blue house.
1.4 Living Room/Security
front door dead bolt striker plate is loose repair
3.3 Bathroom/Electrical Hazards
plug has open ground front bath fail 9/26/16
4.4 Other Rooms/Security
Remove keyed lock from interior door. fail 9/26/16
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. porch light was on but no answer, brown house on the corner.

No show @ 1:00 p.m. Brown corner house no one answered the door. I waited more than 5 minutes.

5/13/16- owner not available on 5/19, inspection reschedule for 5/20/16 1-4pm. Alay
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.living and both hallways

4.4 Other Rooms/Security
Remove keyed lock from interior door.all bedrooms
5.3 Secondary Rooms/Electrical Hazards
dinning room 3 prong plug by kitchen has open ground
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (OPEN GROUND OUTLETS THROUGHOUT THE ENTIRE UNITMUST BE REPAIRED).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).
1.1 Living Room/Living Room Present
No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.
1.1 Living Room/Living Room Present
No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.
1.1 Living Room/Living Room Present
No show @ 9:50 porch light on black dodge journey in the driveway.
4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16
2.10 Kitchen/Stove or Range with Oven
Right front and rear burner in operable repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.
8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).
1.1 Living Room/Living Room Present
11/28/16- Pre-Call 30m prior-650-823-7793-Gate code #221- M.L

11/10 - Moved up to 12/2 from 12/12
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067
1.3 Living Room/Electrical Hazards
Entire unit Check: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L
2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.
2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet south wall near the sink is testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-703-1255-Gate Code-#1953-Owner-M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline-Gated Complex- M.L
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-415-847-8390-John-2 units scheduled-meet owner @142 Shoreline- M.L
1.1 Living Room/Living Room Present
CH-9-12-16 Pre call tenant Hisako 510-495-5633 or Danial 510-685-7554
Owner: 510-932-7794 called owner said tenant was home no answer 8/1/16 gray with with white trim 10:00 need gate code no show 9/1/16 called twice no answer 9:30
1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05
4.10 Other Rooms/Smoke Detectors
Repair or replace smoke detectors in each bedroom, non-op.
4.10 Other Rooms/Smoke Detectors
1. Left bedroom smoke detector non-op repair or replace.

2. Install a smoke detector in rear bedroom.
4.2 Other Rooms/Electricity/Illumination
Right rear bedroom light switch broken and needs to be repaired. Unable to use switch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all card board boxes and clutter from garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn screen on left side of the house.
8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant: Remove all metal from patio area and all around the house. In case of emergency it is a lot of clutter in the way and must be removed.
8.7 General Health and Safety/Other Interior Hazards
Tenant: Must remove all card board boxes out of the unit in every room including the hallway. Must be dispose properly, possible fire hazard.
1.1 Living Room/Living Room Present
Precall 1 hr notice Holda Novelo 510-531-7784 or Adam 510-375-0554
9/21 - Owner called and no one will be available for inspection 10/4 requested reschedule to any open Thursday. Moved to 10/20. MW
no show 9/15/16 locked gate no entry 1:10
4.10 Other Rooms/Smoke Detectors
1. Connect hard wire smoke detectors upstairs in hallway, exposed wires present.

2. Connect hard wire smoke detector in master bedroom upstairs, exposed wires.
1.1 Living Room/Living Room Present
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

1.1 Living Room/Living Room Present
09/26/16- Pre-Call 30m prior-510-222-8264-Changed the insp from 10/10 to 10/18-owner not available on the 10th- M.L

11/7/16- tenant not available - inspection reschedule from 11/23/ to 11/28/16 1-4pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside basement.

1.1 Living Room/Living Room Present
No show @ 1:10 dog barking inside. Yellow house/brick.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town

4.8 Other Rooms/Floor Condition
Repair carpet tear in rear bedroom tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L
1.1 Living Room/Living Room Present
Please call 510-236-8366 1 hr before arrival

11/28/16- still waiting on doors to be delivered- inspection reschedule from 11/29/16 to 12/15/16 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install a smoke detector in the hallway area.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace damaged garage door it has lots of holes throughout.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1.1 Living Room/Living Room Present
Pre-call: 510-233-7816 or 510-316-3010

No show @ 9:25 white house black gate no answer.

10/5/16- tenant will not be available, reschedule from 10/11 to 10/18 1-4pm. Alay
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan inoperable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL OUTLETS).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water on sink faucet is dripping continuously and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.
4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in kids room.
4.5 Other Rooms/Window Condition
Window seal in kids bedroom has dry rot and needs repairing.
4.6 Other Rooms/Celing Condition
Right center bedroom is peeling needs repair. Possible leak.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard, 1. Located in the washer and dryer area.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Exhaust fan not working properly repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage stove knob.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
Pre-call 1 hr before arrival 415-235-1289

no show 10/6/16 yellow building 1:20

4.10 Other Rooms/Smoke Detectors
Cover or replace old smoke detector exposed wires possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.
8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.
1.1 Living Room/Living Room Present
PRE CALL 45MIN PRIOR 925-864-1353 10/03/16- Pre-Call 30m prior-925-946-9722- Changed the insp from 10/06 to 10/21-Tenant out of town- M.L
1.7 Living Room/Wall Condition
Secure the banister handrail in living room/dining room area very loose.
5.2 Secondary Rooms/Security
Weather strip back door in garage.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Call 510-374-8653 1 hr before arrival to unit
CH- 9-28-16- R/S from 10-10-16 to 10-21-16- Pre call 510-374-8653- mail out notice
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper in for sink.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
A handrail is needed for the stairs leading from the kitchen to the backyard.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.
2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, drip pans, and screen for fan, dirty and greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub.
4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.
5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner non-op repair or replace.

2. Knob for stove doesnt work and needs replacing.

3. Replace all missing eye elements for stove burner eyes.

4. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the refrigerator.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.7 Kitchen/Wall Condition
Peeling paint on wall in dining room area needs to be repainted.

2.8 Kitchen/Floor Condition
Repair/replace damage torn linoleum throughout kitchen floor trip hazards.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs repainting.

4.10 Other Rooms/Smoke Detectors
Tenant needs to replace missing smoke detector in master bedroom.

4.10 Other Rooms/Smoke Detectors
Install (3) smoke detectors one for each bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all 3 prong outlets).

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant clean front yard and side of house where leaves are present.

1.1 Living Room/Living Room Present
10/28/16-Pre-Call 30m prior-925-408-2127-Changed the insp from 10/31 to 11/29-Owner needs extra time to finish repairs- M.L
CH-9-26-16 Pre call 925-408-2127 R/S from 10-12-16 to 9-27-16 due to owners will be out of the country

2.3 Kitchen/Electrical Hazards
plug left of sink has open ground

3.3 Bathroom/Electrical Hazards
plug has open ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and hallway

4.4 Other Rooms/Security
door knob is missing right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing bottom

1.1 Living Room/Living Room Present
No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
1. Right burner non-op repair or replace.

2. Tenant clean screes for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-27-16 owner will be there on the 27th

1.1 Living Room/Living Room Present
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show 11-10-16 @ 9:10 no answer.

No show @ 11:10 a.m. Tan house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no answer also no letter on the door. Brown building.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.3 Bathroom/Electrical Hazards
plug hot and nue rev

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing cutting hazard.

2.6 Kitchen/Ceiling Condition
Ceiling and wall are discolored and needs to be repainted.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are discolored and needs repainting.

3.8 Bathroom/Floor Condition
Bathroom tack strip is loose and should be replaced tripping hazard.

2.8 Kitchen/Floor Condition
Kitchen floor tile is loose/not secured also tack strip.

1.1 Living Room/Living Room Present
Pre-call: 925-330-4772
4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay no show 7/25/16 called owner no answer left message white building 10:00 no show 8/29/16 called owner said he did not recevie letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.smoke in hallway is not testing

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
****Pre-call: 925-330-4772 INSPECTION MUST BE COMPLETED BETWEEN 3:30-4PM *****

4/25/16- owner and tenant not available- inspection reschedule from 4/28 to 5/17/16 1-4pm. ALay fail all 7/25/16 no show 8/29/16 called owner said he did not receive letter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms and hallway

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.all 3 floors

1.1 Living Room/Living Room Present
No show @ 10:45 no one answered the door. Yellow house White Acura Legend in driveway along with another black car.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

2.10 Kitchen/Stove or Range with Oven
stove is missing knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

1.1 Living Room/Living Room Present
10/11/16- Pre-Call 30m prior-510-715-5580-Changed the insp from 10/13 to 10/26-Owner not available on the 13th-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 510-845-6946 owner- call tenant apon arrival 510-717-6640
10/13/16-Pre-Call 30m prior-510-845-6946 or 510-717-6640- M.L

no show 10/10/16 called twice no answer 10:00

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Tenant clear items away from hot water heater possible fire hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 brown with white trim 10:10

8.1 General Health and Safety/Access to Unit
Metal security screen door is torn and needs to be repaired or replaced. Cutting hazard.

1.1 Living Room/Living Room Present
no show 10/10/16 white building 9:00

2.10 Kitchen/Stove or Range with Oven
Tenant clean stove, burners, also the screen for the fan grease build up needs to be removed.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin upstairs is missing a stopper repair or replace.

3.7 Bathroom/Wall Condition
1st bathroom wall is discolored and needs to be repainted.

1.1 Living Room/Living Room Present
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector in hallway

8.1 General Health and Safety/Access to Unit
Front door screen is completely torn and needs repair or replace.

8.7 General Health and Safety/Other Interior Hazards
Tenant must clean and clear all clutter from garage possible hazard must have a clear passage for way of escape in case of an emergency.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

2.10 Kitchen/Stove or Range with Oven
Left front and rear burner inoperable repair or replace.

2.12 Kitchen/Sink
2nd fail: 1. Disposal not functioning.

2nd fail: 2. Kitchen sink plumbing is stopped up.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Rear bathroom: Bath Toilet Clogged/Leaking/ or not working properly.

2. Replace toilet paper holder cut hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. check all smoke detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
9/9/16- owner not available inspection reschedule from 9/14/16 to 10/3/16 1-4pm. Alay no show 10/3/16 yellow with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:40 no one home. There was a dog at the front gate.

no show 8/25/16 yellow with white trim dog in yard no entry 10:00 no show 9/13/16 dog in yard no entry 9:35 no show 10/4/16 bog in yard 11:05

2.10 Kitchen/Stove or Range with Oven
1. Right front burner inoperable repair or replace.

2. Screen for fan needs to be either cleaned or replaced very greasy.

3. Owner oven does not work repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet in rear bathroom is very loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. No working smoke detectors also unit needs a carbon monoxide detector.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Loose outlet presents an electrical hazard.

4.6 Other Rooms/Celing Condition
Ceiling next to backdoor area has dark discoloration and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back stairs need a handrail on both sides.

2. Excessive peeling paint on front porch needs repainting.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

1.1 Living Room/Living Room Present
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.1 Living Room/Living Room Present
CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

2.12 Kitchen/Sink
Repair/replace broken tile piece along the sink. Cutting hazard.

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-12-2-16 R/S from 12-23-16 to 12-16-16 Pre call 1 HR prior 707496-52-47
No show @ 1:45 no one present. Gated community no access.

CH-11-3-16 R/S from 11/15/16 to 11/22/16 tenant not able to make it mail out notice
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay
1.1 Living Room/Living Room Present
Must call 2 hours before inspection: 415-513-3944

12/2/16- owner needs another date, will be going into surgery later in the month- inspection reschedule from 12/22/16 to 12/16/16 9-12pm. Alay
1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all three prong outlets throughout the entire unit).
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.
4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-415-944-0486-Per owner-M.L
2.10 Kitchen/Stove or Range with Oven
Overhead microwave vent needs repair or replace also the handle.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
left front and back burner is not lighting as designed

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (BEDROOM).

1.1 Living Room/Living Room Present
CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/15/16 - inspection reschedule from 11/21 to 12/2/16 11-2pm. Owner will be out of town, mother is ill. Alay

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. back yard

1.1 Living Room/Living Room Present
CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).

5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry tenant said they did not get a notice @ 10:25

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.

1.1 Living Room/Living Room Present
I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1

1.1 Living Room/Living Room Present
No show @ 2:50 no one present the house is burned.

No show @ 11:15 the house was burn down.

1.1 Living Room/Living Room Present
No show @ 3:20 no one present for the inspection. Gated community.

No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.

CH-11-9-16 Pre call 30 min prior 510-599-0088

1.1 Living Room/Living Room Present
No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

1.1 Living Room/Living Room Present
11/21/16-Pre-Call 30m prior-510-928-6618-Changed the insp from 11/22 to 12/02-owner not available on the 22nd-M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom outlets Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The owner must show that a discharge pipe is present since hot water heater is not showing the discharge pipe in front. I was unable to see one present.

8.10 General Health and Safety/Site and Neighborhood Conditions
Screen vents on each side of house need to be either reinforced or replace.

1.1 Living Room/Living Room Present
CH-11-23-16 R/S from 12-6-16 to 12-2-16 will be off work

PLEASE INSPECT AFTER 2pm

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Each bedroom and TV room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.

1.1 Living Room/Living Room Present
11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is dirty and very greasy. Either clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlets open ground throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30min pre-call: 415-272-5144
No show @ 3:50 no one home.

12/5/16- owner did not receive repair list- requesting for 1 week extension - reschedule from 12/5 to 12/14 1-4pm. ALay
10/4 - Owners out of town and will be back 10/25 need time to get repairs done. JCurras approved reschedule for 11/16. MW
2.3 Kitchen/Electrical Hazards
light is not working as designed repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.2 Other Rooms/Electricity/Illumination
light is not working
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
CH 12-5-16 Pre call Dana 30 min prior 510-965-8295
No show @ 10:03 a.m. I rang the doorbell also knocked but no answer. Brown unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors and replace with a standard bedroom door with lock but no key required.
4.8 Other Rooms/Floor Condition
Right center bedroom has a lot of clutter and needs to be cleaned thoroughly and make sure there is a path way to and from the window.
6.4 Building Exterior/Condition of Exterior Surfaces
Circuit breaker box located in the rear bedroom has exposed wires and needs to have the correct cover and door. Possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:30 corner house brown/black gate no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.5 Bathroom/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window must also close repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non-op repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Owner would like his re-inspection to be done from the hours of 9-12pm. also a pre-call request.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
In the rear bathroom.

1. Bath Toilet not secured properly to floor.

2. Bath Toilet Clogged/Leaking/ or not working properly.

3.3 Bathroom/Electrical Hazards
GFI not testing in rear bathroom repair or replace.

4.10 Other Rooms/Smoke Detectors
All smoke detectors: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove clutter from unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder needs replacing cut hazard.

3.7 Bathroom/Wall Condition
Rear bathroom ceiling and walls are discolored and needs to be repaired and repainted.

3.8 Bathroom/Floor Condition
Center bathroom tile is loose around the toilet repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Banister in front of the house is very loose and needs to be repaired.

2. Backroom banister is also loose and needs repaired.

8.1 General Health and Safety/Access to Unit
Front door screen door handle needs to be repaired not working properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Raised concrete located by the fence in the front yard.

1.1 Living Room/Living Room Present
No entry lock on gate. Grey Camry in driveway @ 11:40 Green house green trim.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.
3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.
7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.
1.1 Living Room/Living Room Present
No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 10:10 a gave a pre-call but no one answered. Owner text me after 1:00 and said they have to reschedule.

09/23/16-Pre-Call 30m prior-510-427-8050-Changed the insp from 10/04 to 10/10-Owner not available on the 4th- M.L

no show 8/25/16 brown with white trim 11:50 no show 9/13/16 9:30
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH 11-17-16 Pre call 510-290-4386 30 mins before arrival

No show @ 10:50 pink house. Someone was painting in the back but has no relation to the re-inspection. Pre-call but no answer until two hours later. A man stated this number is incorrect.

CH-9-22-16 Pre call 305-303-0480 R/S from 10-5-16 to 10-4-16
4.4 Other Rooms/Security
closet door is damaged repair or replace left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

3.7 Bathroom/Wall Condition
Center bathroom wall next to the shower is damage and needs repair.

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Step to unit is uneven and is a tripping hazard must repair. I will need gate access to check the step only. Tenant/Owner do not need to be present.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

4.4 Other Rooms/Security
check all sliding glass doors not locking as desinged repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10:30 Green house no answer.

2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
11/01/16- Pre-Call 30m prior-510-262-9067- 2 units scheduled- M.L

3.13 Bathroom/Ventilation
1. Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken fence board in backyard.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
no show 10/11/16 yellow with brown trim 11:35

2.10 Kitchen/Stove or Range with Oven
Exhaust fan light not working also wire is exposed repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove all key and deadbolt locks from interior doors.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-693-9262 1 hr before arrival

2.12 Kitchen/Sink
Faucet Water Pressure Low.

1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse).

1.1 Living Room/Living Room Present
CH-11-18-16 R/S from 11-30-16 to 12-6-16 owner will be out of the country Pre call 510-715-9456

No show @ 11:40 no one present for the inspection.

10/24/16- owner not available on 11/9, reschedule for 11/8/16 9-12pm. Alay

1.1 Living Room/Living Room Present
11/28/16 - Inspection rescheduled from 11/28 to 12/6.MW

10/7/16- confirmed reschedule - owner does not have access to unit, conflict with tenant. Inspection confirmed for 10/20/16 11-2pm. Alay

no show 6/28/16 white with blue trim 1:20 no show 7/26/16 1:05 no show 8/15/16 9:30 no show 9/7/17 9:15

9/26/16 - NEW MADD FROM OWNER, SCHED PER SOCO FOR 10/7/16

2.11 Kitchen/Refrigerator
Refrigerator handle is loose and needs to be tighten.

2.12 Kitchen/Sink
Faucet is loose and need to be secured on kitchen sink.

8.1 General Health and Safety/Access to Unit
Owner excessive peeling paint on the stairs needs to be repainted.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. (Owner has stated he has Clark Services treat the infestation regularly).

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-21-16 to 12-5-16 per owner tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Patio door handle needs replacing no longer functional.

2. Patio door is hard to close repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling and walls are discolored and need to be cleaned and repainted.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing must replace.

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.3 Living Room/Electrical Hazards
Living room smoke detector is hanging expose wires need to be covered possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. (Located in the dining room).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:55 yellow house porch light was on and a pumpkin on the porch. No answer.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

2.10 Kitchen/Stove or Range with Oven
Center and rear burner non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-22-16 owner out of town. Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1.1 Living Room/Living Room Present
12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day

1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay

1.1 Living Room/Living Room Present
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.1 Living Room/Living Room Present
No show @ 11:00 no one present for the inspection. Gated community.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Repair/Replace Wall Electrical Switch.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.

4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove non operable repair or replace.

2. Replace missing screen for exhaust fan.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 Blue house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry tenant stated she is on section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install inside the basement.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable.Repair or replace

2. Replace missing knob for stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

1.4 Living Room/Security
Repair the door that is damaged.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-856-332-4269-Requested by owner-M.L

No show @ 9:45 a.m. brown town houses no answer. Dark color Dodge Charger was parked in the driveway.

4.10 Other Rooms/Smoke Detectors
1.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install one downstairs also none present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/12/16- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

1.1 Living Room/Living Room Present
CH-12-12-16 Pre call 1 HR prior 925-202-5910
No show @ 12:00 p.m. Grey house white trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Add inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Add smoke detector.

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.

1.1 Living Room/Living Room Present
12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window seal has some dry rot present repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:15 no one home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Downstairs).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.1 Kitchen/Kitchen Area Present
1. Stove burners are not working as design repair or replace.

2. Repair/ Replace screen for exhaust fan.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-510-685-6707-Changed the insp from 11/23 to 12/12-Owner waiting -delivery of windows- M.L

3.6 Bathroom/Ceiling Condition
remove mold from ceiling and tub and repaint

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 10:47 brown house white security gate no answer.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is buckling should be tighten.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

1.1 Living Room/Living Room Present
11/16/16-Pre-Call 30m prior-415-812-4803-Changed the insp from 11/30 to 12/13-Owner out of town on the 30th-M.L

no show 9/15/16 white with red trim 1:20 no show 10/4/16 1:05

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the alarm system.

2. GFI not testing needs to be replaced left side of the sink.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on back porch and needs to be repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Cut trees and branches away from the house, also back yard and front.

2. Cut all vegetation in front and backyard.

1.1 Living Room/Living Room Present
12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show no one home @ 11:50 Tan and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 brown house black Honda Civic in the driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:21 pm. the tenant stated he did not receive a notice. Brown house.

No show @ 11:45 tenant did not receive a notice.

No show @ 11:40 the tenant was at home but said he did not know about a inspection.

1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1.1 Living Room/Living Room Present
No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No entry @ 11:20 am. Red Fusion and grey car in the driveway.

No show @ 1:57. No one answered the door. Red Fusion and a grey car in the driveway.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.1 Living Room/Living Room Present
No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the printer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

4.10 Other Rooms/Smoke Detectors
1. Install a smoke and carbon monoxide detector downstairs.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove all key locks from bedroom door and replace with standard knobs and locks without a key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs missing the carbon monoxide detector: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12-1-16 R/S from 12-6-16 to 12-14-16 per PM stove will be there on 12-9-16
11/18/16-Pre-Call 30m prior-415-279-4251-Changed the insp from 11/21 to 12/06-Owner is waiting on a stove-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector wires are exposed possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No entry no notice @ 11:00 owner would like to be scheduled on a Thursday.

9/23- Pre call 1hr prior 925-858-5830 or 415-879-5762 Spoke with owner re-schedule inspection from 10/4 to 10/20/2016. Only available on Thursdays 11am-2pm.

no show 9/15/16 brown with white trim 1:05

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
Replace all missing bulbs in light fixtures for each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove all keyed locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-21-16 to 12-14-16 per owner tenant will be out of town
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
Pre-call 510-860-0770

No show @ 11:20 front gate close and two pit bulls barking but no one came to the door.
5.3 Secondary Rooms/Electrical Hazards
2nd fail 10-17-16: Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-12-5-16 R/A from 12-6-16 to 12-14-16 owner said repair not done Pre call 1 HR prior 510-703-4101
CH-11-1-16 Pre call 1 HR prior 510-703-4101- change time from 1:00-4:00 to 9:00 - 12:00

10/13 - Owner called to reschedule day of inspection due to family death unable to be present and tenant not cooperating. Moved inspection from 10/13 to 11/4. MW
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Cut back some shrubbery front and side of house.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay
1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.8 Living Room/Floor Condition
Repair torn carpet in dining room area will be a trip hazard soon. Repair or replace.

1.1 Living Room/Living Room Present
10/11/16-Pre-Call 30m prior-925-783-6690- Changed the insp from 10/13 to 11/7-Tenant out of town until next mth- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit, check all three prong outlets.

4.8 Other Rooms/Floor Condition
Right bedroom carpet torn at the entrance repair or replace tripping hazard.

1.1 Living Room/Living Room Present
10/24/16-Pre-Call 30m prior-510-918-2845-Owner-Changed insp from 10/27 to 11/08-Owner not available on the 27th- M.L
No entry, owner was present and stated the tenant is being evicted and a 30 day notice was given to the tenant. Owner needs to reschedule due to situation.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom floor located on the 2nd floor needs re-chalking or sealing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps going upstairs tripping hazard.

8.1 General Health and Safety/Access to Unit
Front door needs to be weather stripped.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

4.4 Other Rooms/Security
Repair damage door in living room located next to the heater.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show @ 12:52 no one home yellow house.

No show @ 1:15 no answer.

No show @ 12:25 yellow house, white Grand Prix in the driveway. no one answered the door.
2.3 Kitchen/Electrical Hazards
plugs left and right of sink is not working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms and downstairs also
6.4 Building Exterior/Condition of Exterior Surfaces
front screen door handle is broker replace
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs
1.1 Living Room/Living Room Present
No entry @ 1:45 no one present for the inspection no one home.

No show @ 2:10 no one home brown units.

No show @ 12:35 p.m. unit located on the corner. No answer.

no show 10/5/16 tan building 1:45
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace stopper for sink in bathroom.
3.7 Bathroom/Wall Condition
Center bathroom walls are discolored and needs to be repainted.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector non op repair or replace.
4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with regular door knobs that can lock without a key.
4.5 Other Rooms/Window Condition
Left front bedroom breakaway bar not functioning and needs to be repaired. (Check all breakaway bars throughout the house and replace or remove if cannot be repaired. Fire hazard.
4.7 Other Rooms/Wall Condition
Repair large hole in wall located in the hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front gate has no locks for security and is rusted repair or replace.
1.1 Living Room/Living Room Present
Call 415-717-7704 1 hr before arrival
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1hr prior-510-816-3036 requested by owner -M.L
1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay
2.3 Kitchen/Electrical Hazards
Backdoor kitchen light is damage and needs to be replaced.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.
4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.
1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW
1.1 Living Room/Living Room Present
12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

1.1 Living Room/Living Room Present
11/15/16-Changed the insp from 12/06 to 12/16-owner requested a Friday for the re-Inspection- M.L

11/01/16-Changed the insp from 11/16 to 11/4- tenant only available on Friday-per owner-M.L

No entry tenant said they rescheduled the appointment for sometime in November @ 1:00 p.m.

CH-9-22-16 R/S from 10-6-16 to 10-19-16 will be out of town

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Repair torn carpet at each bedroom door entry. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Heater blocked due to items in front. I will need access at the next inspection.

1.1 Living Room/Living Room Present
no show 8/16/16/ brown building 10:30

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Light fixture is damage possible fire hazard repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

1.1 Living Room/Living Room Present
No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.1 Living Room/Living Room Present
Please call tenant 1 hr before arrival 510-260-6658 also call owner 707-643-1067

5.2 Secondary Rooms/Security
1. Remove keyed lock for the backdoor in the garage, and replace with a thumb turn style deadbolt.

2. Other door needs a new door knob old one isnt working anymore.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.
3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
1. All bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Install a carbon monoxide detector inside the unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of house/walkway, tripping hazard.
1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:06 the tenant did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.
2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.
3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace located by sink.

1.1 Living Room/Living Room Present
No show @ 12:37 orange house black security gate no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
pre-call: 510-851-9800

1.1 Living Room/Living Room Present
30min pre-call: 510-845-6946 or 510-484-4328

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector non-op repair or replace.

2. Bedroom smoke detector non-op repair or replace.

1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.1 Living Room/Living Room Present
No show @ 11:40 gated community no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the entry area.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground throughout), must be grounded or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (located by sink).

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT ENTIRE UNIT).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
12/21/16-Pre-Call 30m prior-510-681-6213-Gated Complex
Changed the insp from 01/05 to 01/17-per owner-tenant not available on the 5th- M.L

No show @ 11:00 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
30 min pre-call: 650-445-2379

No show @ 11:45 Blue house no one at home.

1.1 Living Room/Living Room Present
CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST Pre-call 30min 510-223-7905 OR 510-913-5037

No show @ 9:30 light color house green trim. Grey car in front driveway.

3.3 Bathroom/Electrical Hazards
GFI in master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 510-236-8366 30 mins before arrival.
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalk.

4.10 Other Rooms/Smoke Detectors
1. Install 3 smoke detectors one for each bedroom.

2. Hallway smoke detector non -op repair or replace.

3. Install a carbon monoxide detector one inside the unit, and the other inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the front door also window seals, and side of house that needs to be repainted. Also the back porch and stairs need repainting.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood railing is deteriorating and needs repair also repaint all railings.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

1.1 Living Room/Living Room Present
30min pre-call: 760-960-3619

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace broken tile piece on kitchen counter.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also trim the trees.

2.10 Kitchen/Stove or Range with Oven
Right stove burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Garage is being used as a sleeping room and a smoke detector is needed also carbon monoxide detector recommended.

4.4 Other Rooms/Security
Remove all key locks from bedroom doors and replace with privacy locks or regular door knobs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Hot water heater inaccessible. I will need access next inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove all key locks and deadbolts from all bedrooms. Replace with standard door knobs and locks.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Backdoor in garage needs to be replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.7 Bathroom/Wall Condition
Replace or remove towel bar fixture, cutting hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-14-16 Pre call 30 min 510-367-4678

4.10 Other Rooms/Smoke Detectors
Owner install a smoke and carbon monoxide detector inside the basement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant: Must clean basement and get rid of items that are now garbage also remove all boxes possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right front and rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. also inside the basement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must clean the garage and get rid of all garbage old items etc. Possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.
1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.
1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
No show @ 10:17a.m. no one home brown building/white trim.

no show 9/14/16 lock gate no entry blue building 1:40 unit under cont. reschulde

7.4 Heating and Plumbing/Water Heater
2nd fail 12/22/16 install discharge pipe, within 6" of floor. I spoke with the owner and she said she did not receive a letter for the inspection. I checked the hot water heater and no work was completed.

1.1 Living Room/Living Room Present
Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant must clean room and basement area and remove old items.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail. Patio stairs.

1.1 Living Room/Living Room Present
CH-9-27-16 R/S from 10-13-16 to 11-16-16 due to will be out of the country

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 12/05 to 12/22-Tenant is sick & not available for the 5th-M.L.
10-11-16 Owner needs to R/S from 10-14-16 to 10-31-16 wants 1-4PM
09/29/16-Pre-Call 30m prior-510-232-4131-Changed the insp from 10/11 to 10/14-Owner not available on the 11th-M.L

2.10 Kitchen/Stove or Range with Oven
Tenant needs to remove all boxes off of the stove. I was unable to check the burners, oven, also exhaust fan. I will need access at the next inspection. Everything must be working in order to pass.

2.12 Kitchen/Sink
1. Tenant clean kitchen sink its very dirty and discolored unsanitary.

2. Owner the sink needs to be re chalked.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant must remove all clutter, tripping hazards, also all boxes all over the house in every room. Tripping hazard also possible fire hazard. Clean entire unit.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater valve is leaking and needs to be repaired.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L
2.10 Kitchen/Stove or Range with Oven
There are missing parts to the exhaust fan underneath repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.
1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.
1.1 Living Room/Living Room Present
12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-15-16 to 12-22-16 waiting on part
No show @ 12:45 p.m. Dark grey building red door.

1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.1 Living Room/Living Room Present
12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-27-17 to 1-25-17 do to owner is having surgery
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1.1 Living Room/Living Room Present
12/27/16- tenant out of town- returning 1/3/17- inspection reschedule from 12/29/16 to 1/5/17. 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 12-28-16 to 1-27-17 this unit is section 8 per owner 707-863-2829

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 1/27 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has dry rot and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant/Owner clean yard front and back also lightly trim trees overgrowth.

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister on stairwell needs repainting peeling paint present.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
2nd fail 12-27-2016: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Master bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 no one there and the unit is vacant.

12/27/16 proof of sale received

2.10 Kitchen/Stove or Range with Oven
Tenant must clean stove also screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside each bedroom.

2. Install a carbon monoxide detector inside the unit.

4.4 Other Rooms/Security
Master bedroom patio door is very hard to open and needs repair or replace.

4.7 Other Rooms/Wall Condition
master bedroom wall is discolored and needs to be repaired and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also any debris or clutter.

8.10 General Health and Safety/Site and Neighborhood Conditions
Evidence of rat infestation in the backyard you must exterminate.

1.1 Living Room/Living Room Present
12/01/16-Pre-Call 30m prior-510-734-4341-Changed the insp from 12/06 to 12/27 per owner-tenant-out-of-town-M.L

3.4 Bathroom/Security
Remove key lock from door.

4.4 Other Rooms/Security
Remove all key locks from all interior doors and replace with standard door knobs with locks.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the patio door.

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.1 Living Room/Living Room Present
12/28 New owner of property called stating she occupies the home. Moved inspection from 1/5 to 1/27 until documentation has been received to cancel out inspection. MW
No show @ 10:47 brown house white security gate no answer.

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

4.10 Other Rooms/Smoke Detectors
I will need to check all smoke detectors for each bedroom requirement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 10:05 no one home blue truck in the back of the house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the overhead microwave doesnt vent outside the unit as designed please check repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement area.

1.1 Living Room/Living Room Present
No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to no access must check at the next inspection. Looking for Earthquake straps top and bottom also discharge pipe for overflow.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located under the window check all three prong outlets).

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. hall bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.
1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Peeling paint on the window seals outside of the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.
1.1 Living Room/Living Room Present
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/21 to 12/29- Owner needs extra time to finish repairs- M.L
2.10 Kitchen/Stove or Range with Oven
Knobs and iron burners missing must be present at the next re-inspection.
2.4 Kitchen/Security
Remove keyed lock from kitchen backdoor and replace with a thumb turn style deadbolt lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Also replace the shower head.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch/stairs/walkway needs to be repainted.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/20/16- Changed the insp from 01/20 to 12/29-Owner requested earlier inspection- M.L

No show @ 1:41 p.m. unit located upstairs green building.
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.
1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
Fail work not completed. Tenant is being evicted.

10/28/16-Pre-Call 30m prior-510-913-8830-Changed the insp from 10/31 to 12/02-Owner is evicting the tenant-M.L

no show 9/27/16 tenant refused entry brown building 10:00

10/10/16- going through eviction process- will be forwarding eviction doc- inspection reschedule from 10/14 to 10/31/16 1-4pm. Alay

3.6 Bathroom/Ceiling Condition
remove peeling paint from ceiling and repaint

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
back door is damaged repair

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm in hallway also laundryroom repair drywall on ceiling and repaint and light is not working

7.2 Heating and Plumbing/Safety of Heating Equipment
The heating system expose the tenant to hazards of fire or escaping exhaust gasses from the heating systems.

1.1 Living Room/Living Room Present
12/27/16 owner provided proof of owner occupancy

No show @ 10:20 no answer white dog in the window barking.

No show @ 1:40 Grey house no answer dogs were barking but no one came. Blue Honda in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Water heater flue exhaust vent is crooked. Repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Center bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Kids room: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front gate cover exposed wood possible cutting hazard.

2. Repair damage fence boards around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Tenant has no heater working.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted. also flue is missing.

1.1 Living Room/Living Room Present
No show @ 11:55 no one home and no call back from the pre-call given twice.

No entry @ 1:30 this is a section 8 unit.

No entry this is a section 8 unit inspected by the Richmond Housing Authority the tenant stated.

30min pre-call: 510-741-3222

10/25/16- PM not available on M or F, inspection reschedule from 11/14/16 to 11/16/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-11-22-16 R/S from 12-5-16 to 12-23-16 11:00 - 2:00 owner will be out of town

12/16/16- need more time due to recent wet weather- reschedule from 12/23/16 to 12/30/16 11-2pm. ALay

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector in hallway not testing repair or replace.

2. Smoke detector downstairs not testing repair or replace.

4.4 Other Rooms/Security
Bedroom downstairs, is missing strike plates for the door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Straps need to be on the hot water heater although you can leave the others you have but add two more straps to the heater.

1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base it needs to be secured.

3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail no work completed 11-21-2016: Front steps needs handrail.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

3.3 Bathroom/Electrical Hazards
GFCI is not testing replace fail 8/19/16

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -hallway Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.all bedrooms fail 8/19/16

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. fail 8/19/16

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

2.10 Kitchen/Stove or Range with Oven
right front and back burners are not lighting

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m.. Owner occupied, the owner is remolding the whole house and it is under construction. This is not a rental and the owner will contact the City to let them know.

11-3-16- R/S from 11/21/16 to 01/03/2017 Owner is doing work on the house PH# 510-222-0373

No show @ 11:50 white and black house no one home.

no show 9/15/16 unit under construction need reschulde unit is under cont. owner needs at least 60 days said he called office and told them 10/4/16

4.10 Other Rooms/Smoke Detectors
All smoke detector backup batteries are low and are chirping throughout the entire unit. Repair or replace.
4.6 Other Rooms/Celing Condition
Tenants/Owner needs to clean spider webs on the ceilings and the walls. Throughout the entire unit.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Remove old microwave from backyard.
1.1 Living Room/Living Room Present
CH-11-1-16 R/S from 11-4-16 to 11-22-16 11-2PM
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Repaint all doors with peeling paint.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-520-4197 11/2- Spoke with owner needs to re-schedule. Hes not available. Moved from 11/15 to 11/22 between 1-4pm.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-18-16 Pre call 510-387-9546

No show @ 12:00 p.m. Tenant was home but did not allow me to do the inspection.

CH-10-7-16 Pre call 30 min prior R/S from 10-11-16 to 10-31-16
6.4 Building Exterior/Condition of Exterior Surfaces
Repair all damage and missing fence boards also the fence must be standing correctly. Currently falling towards your neighbors backyard.
1.1 Living Room/Living Room Present
No show @ 10:10 yellow house no one home.
2.10 Kitchen/Stove or Range with Oven
Left burner non operable repair/replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The backdoor needs replacing no longer functional/no security.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/9/16- Pre-call tenant: 510-478-3659
No show @ 10:40 yellow house no one answered the door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and it needs secured.
4.4 Other Rooms/Security
Remove all keyed and deadbolt locks from all doors.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (ALL BEDROOM OUTLETS).

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage is filled with excessive clutter and a potential fire hazard and must be removed.

1.1 Living Room/Living Room Present
No show @ 1:09 p.m. no one present. Returned at 2:45 p.m. and met with the owner.

CH- 11-29-16 R/S from 12-20-16 to 1-3-17 per owner will be out of town til Jan 1st Pre call 916-421-6069

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16-Pre-Call 45m prior-510-388-6708- 2 units scheduled- M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

1.1 Living Room/Living Room Present
CH-11-29-16 R/S from 12-5-16 to 1-3-17 per owner part on order will be in the wk of 12/19
10/20/16- Pre-Call 45m prior- 510-388-6708- 2 units scheduled -M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. All bedrooms and hallway need a working smoke detector.

1.1 Living Room/Living Room Present
12/05/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner-Changed the insp from 12/22 to 01/03-tenant out of town until after the Holiday-M.L

11/07/16-Pre-Call 30m prior-A-MUST-510-289-3988-per owner- M.L

No show gave a pre-call @ 11:42 a.m. no answer I went to the unit and parked in the driveway and saw a black Toyota Tacoma parked in the driveway. I knocked on the door more than once but no one came. I waited in the driveway but still no one came outside. Orange corner house.

CH-10-19-16 Pre call 510-289-3988 with est time
no show 10/5/16 pink building 11:35

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE UNIT CHECK ALL OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 510-520-4197
CH- 11-1-16 R/S from 11-15-16 to 11-30-16

12/23/16- wants to reschedule so both units on same day from 1/4/17 to 1/3/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken concrete in the front walkway which needs repair. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 9:45 grey house no one home.

1.1 Living Room/Living Room Present
No show @ 11:50 no one home tan house.

1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture inoperable repair or replace.
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
1.1 Living Room/Living Room Present
CH-12-12-16 R/S from 12-22-16 to 12-23-16 owner has doctor appt.
CH-10-24-16 R/S from 11-14-16 to 11-15-16 not able to make it that day
5.2 Secondary Rooms/Security
Unable to check the backdoor inside the garage due the car blocking access. Block Egress must be cleared.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Vehicle in the garage non operable must be remove from the garage.

2. All old items clothes, trash, etc. must be completely cleaned and cleared from the garage possible fire hazard.
1.1 Living Room/Living Room Present
Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
12/30/16 - City code enforcement will go to unit to see if reno work has started without permits.

I spoke to the owner Mr. Graham Challis and the unit has been vacant for a while and he is taking possession of the unit and beginning renovation work. 2:30 p.m.

No show @ 9:00 no one answered the door Tan and green house.

10-31-16 R/S from 11-1-16 to 11-15-16 mail out notice
8/22/16 - PROPERTY BEING REMODELED, MOVED FROM 8/25 TO 11/1
1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.
1.1 Living Room/Living Room Present
01/04/17-Changed the inspection from 01/10 to 01/11-per owner-tenant not available on the 10th-M.L
1.1 Living Room/Living Room Present
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
30min pre-call: 650-450-1195

12/22 Spoke with owner rescheduled from 1/11 to 1/20. MW
1/17/17- unit has major water damage due to heavy rain- inspection reschedule from 1/20 to 2/16 1-4m for repairs. Advised permit is require for extensive repairs and longer extension. Alay

1.1 Living Room/Living Room Present
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L

1.1 Living Room/Living Room Present
1/4- Pre call 30min 415-624-5671. Owner not available on 1/9. Moved from 1/9 to 1/20 1-4pm.CH-12-13-16 R/S from 12-20-16 to 1-9-17 owner will be out of town

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Repair the door that is damaged.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).

2.10 Kitchen/Stove or Range with Oven
Two burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to table.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Dry rot present on porch banister and excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
no show 10/6/16 yellow with white trim 1:40

3.12 Bathroom/Tub or Shower
Shower doors are swinging and should have a track. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:50 a.m. no answer peach house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

4.8 Other Rooms/Floor Condition
Tenant clean garage and dispose of fire hazard items as well as make a clear path in and out of the garage.

4.3 Other Rooms/Elecrtical Hazards
bedroom downstairs plug is missing cover

5.4 Secondary Rooms/Other Potential Hazardous Features
need smoke detector and carbon alarm downstairs dinning room plugs have open ground 2

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet left side of the microwave but check all outlets

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

1.1 Living Room/Living Room Present
No show @ 9:45 Light color house double white front doors. No answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice ETA 1:35 P.M.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.8 Living Room/Floor Condition
Carpet is bulking in living room and other areas and needs to be stretched or replaced tripping hazard.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub.

4.4 Other Rooms/Security
Tenant must remove all keyed locks from all bedroom doors along with deadbolt locks.

5.2 Secondary Rooms/Security
Remove double key lock from back door in kitchen and replace with a thumb turn style deadbolt lock.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on porch needs to be repainted along with the walkway.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

2.10 Kitchen/Stove or Range with Oven
1. Stove is burnt around the burners also the drip pans are all damaged repair or replace.

2. Overhead microwave is damage and screens are very greasy also microwave repair or replace.

3.7 Bathroom/Wall Condition
Towel bar is missing repair or replace cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05

4.3 Other Rooms/Elecrtical Hazards
right and left bedrooms plug cover is missing upstairs

1.1 Living Room/Living Room Present
No show @ 1:35 pm no answer house color yellow and brown trim.

12/14/16- unit is under section 8, advised owner to send proof to exempt from inspection, Inspection postpone 12/15/16 to 1/6/17 11-2pm. Alay
1/6/17- still have not received proof of section 8, owner states it was mailed out end of December- postponing inspection until 2/8/17. ALay

1.3 Living Room/Electrical Hazards
plug hot and nue rev and one plug is not working

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
plug hot and nue rev right wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing.

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
12/15/16-Pre-Call 30m prior-510-776-6322-Changed the insp from 12/23 to 01/06-Tenant out of the country-per owner-M.L

CH-11-17-16 R/S from 11-29-16 to 12-23-16 owner will be out of country Pre call 510-776-6322

CH-10-7-16 Pre call 30 min prior 510-776-6322- R/S from 10-12-16 to 10-21-16 Due to tenant can not get off work

1.1 Living Room/Living Room Present
No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 10:45 pad lock on gate no entry.

No show @ 11:11 gate was locked no one present for the inspection. Green house.

No show @ 12:10 pad lock on the gate no one present for the inspection. Green house.

No show @ 2:45 green house no one at home. The gate has a pad lock on it.

1.1 Living Room/Living Room Present
No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
Per IKuan, Family occupied for last 40 years.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-652-1252

1.1 Living Room/Living Room Present
CH-1-9-17 Pre call 30 min prior 510-685-5356

1.1 Living Room/Living Room Present
30min pre-call: 510-579-0767

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-16-17 do out of town

1.1 Living Room/Living Room Present
01/20- spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
01/17/17-Pre call 30min 408-824-0966-Changed the insp from 01/20 to 01/26-Per owner-carpet not done-M.L
01/20-Pre call 30min 408-824-0966 spoke with David needs to re-schedule. Tenant just moved out and is putting down carpet and has other things to repair. Moved from 1/11 to 1/20 1-4pm

1.1 Living Room/Living Room Present
1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm.
Alay

1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-27-16 to 1-9-16 owner has to order part for stove pre call 510-541-0068
Please inspect closer to 1pm. Call 510-541-0068 when onsite for access. Tenant will come open the gate.

No show @ 11:07 a.m. no one present to open the gate

no show 9/15/16 locked gate no entry 10:30 locked gate no entry 1:30

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:07 I gave a pre-call and was told the tenant was home but once I arrived no one was there. I received a call again and said he needed to reschedule.

10/03/16-Pre-Call 30m prior-510-333-4553-Changed the insp from 10/06 to 11/10-Tenant out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging expose wires possible fire hazard, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry tenant stated he had rescheduled the appointment with the office.

CH-12-12-16 Pre call 1 HR prior9 925-202-5910 per owner
11/21/16-Changed the insp from 12/05 to 12/15-Per owner-tenant is out of town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Hallway missing smoke detector.

4.4 Other Rooms/Security
Repair door frame in sewing room the previous work needs to be completed.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the side of the house that needs to be repaired and repainted.

7.4 Heating and Plumbing/Water Heater
1. Finish door frame in room where hot water heater is located.

2. install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also the walkway, tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.

1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.

2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.

2.3 Kitchen/Electrical Hazards
Replace all missing globe covers for light fixtures.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.

1.1 Living Room/Living Room Present
No entry @ 11:55 am tenant did not receive a notice .

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout entire unit check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Right front bedroom ceiling has some spider cracks that needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris .Safety Hazard.

1.1 Living Room/Living Room Present
No show @ 11:46 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 pm no one home. Green house.

CH-12-2-16 Do not arrive before 2:30PM
CH-10-25-16 R/S from 11-4-16 to 11-15-16 owner would not be able to be there

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. install a smoke and carbon monoxide detector inside the basement.

4.3 Other Rooms/Elecrtical Hazards
All three bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
NO show @ 1:10 pm no one home. Green Fiat in the driveway no answer.

Rescheduled from 11/04 to 11/15

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Downstairs unit.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath window.

2.10 Kitchen/Stove or Range with Oven
Two rear burners non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1. Unable to check 1st bedroom door locked at time of inspection.

2. Remove all key locks from all bedroom doors.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porch has excessive peeling paint. Needs to be repainted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 02/16/2017. Owner is having it repaired today. Provide Heat Source.

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.

1.1 Living Room/Living Room Present
CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
1/10- Pre call 30min 415-297-6882 Spoke with owner will be out of town. Moved from 1/24 to 2/7 11am-2pm. Owner spoke with CH earlier and confirmed 2/7 11am-2pm. Advised her notices will be mailed out.

1.1 Living Room/Living Room Present
pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Tack strip is exposed.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Repair hallway ceiling.

1.3 Living Room/Electrical Hazards
Throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located by the TV.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/06/17-Re-scheduled the unit for 01/10-scheduled wrong in the system for 01/6/16-Confirmed with owner-M.L
CH-11-21-16 R/S from 12-5-16 to 1-6-17 owner just got released from hospital again and is looking for a handy man to finish the work

10/4/16- owner just released from hospital- need recovery time, inspection reschedule from 10/10 to 10/31/16. 11-2pm.Alay

4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has peeling paint and needs to be repaired and repainted.

4.8 Other Rooms/Floor Condition
Floor damage near backdoor area and needs to be repaired, also porch area floor is very soft underneath and may have possible dry rot that also needs repaired.

1.1 Living Room/Living Room Present
01/11/17-Pre-Call 1hr prior-510-375-3655-Changed the insp from 01/31 to 01/20-Owner not available on the 31st-M.L

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-26-17 Schedule for 2-27-17 11-12PM Pre call tenant 30 min prior 510-672-3478 gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L
2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.
4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.
4.5 Other Rooms/Window Condition
Dry rot present on front window frame outside unit (Converted garage window), Repair/replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
1. One light in the center of the living room non-operable repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove burners non-operable without a match. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:50 Brown house the gate was locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Oven tempered glass door is missing and must be replaced.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No show @ 1:45 no one present for the inspection gated community.

1.3 Living Room/Electrical Hazards
Living also dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.1 Living Room/Living Room Present
No show @ 1;45 p.m. no one home.

No entry @ 10:00 a.m. owner Mr. Paul Gunn, stated he has taken possession of the unit and it is no longer a rental and would like a refund for the paid inspection.

1/12/17- owner sent fax- proof showing unit is up for sell. Spoke with owner end of December, confirmed he will only received 1/2 fund for inspection. Next inspection will be cancelled. Alay

1.1 Living Room/Living Room Present
CH-1-12-17 T/S from 1-24-17 to 1-19-17 due to tenant will be out of town. Pre call 707-849-9816

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:05 white house no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

2. A missing and/or cracked coverplate presents an electrical hazard. Right bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners not testing as design at time of inspection. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.
2.10 Kitchen/Stove or Range with Oven
Left rear burner non-op repair or replace.
1.1 Living Room/Living Room Present
No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:35 no one home white house.
1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-304-5678-requested by owner-changed the insp from 01/09 to 01/12-tenant not available on the 9th-M.L
CH-12-12-16 R/S from 1-3-17 to 1-9-17 owner will be out of town
10/24/16- neither owner nor tenant will be available- inspection reschedule from 11/9/16 to 11/21/16 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-1-5-17 R/S from 1-9-17 to 1-12-17 due to will not have any staff that day
No show @ 11:26 gated community no one inside the office to let me inside.

11/17/16- PM - going through eviction, court doc filed but no court date. Inspection reschedule from 11/30 to 12/15 11-2pm. Alay
No entry the supervisor stated the tenant was being evicted and will have to reschedule the inspection @ 11:05
1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick
4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks
4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
CH 1-12-17 Gate code 7762 or #7762 or *7762. Pre call 30 min prior 510-701-2020

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW

1.1 Living Room/Living Room Present
CH- Gated area gate code #3040 need to be before 12:00

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-8640

No show @ 9:10 no one at home.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-1-13-17 Pre call 30 min prior Dana 408-656-2102 and need for inspection to be 9-12 AM

No show @ 11:40 no one present for the inspection no entry gated community.

12/12/16- tenant not available - inspection reschedule from 12/20/16 to 12/30/16 9-12pm. Alay

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

2.10 Kitchen/Stove or Range with Oven
1. Stove burners on stove non-operable repair or replace.

2. Knobs on stove are burnt and need replacing.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

3.6 Bathroom/Ceiling Condition
Bathroom downstairs: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.
8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.
8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.
4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Brown town house green front door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Tenant clean garage and remove excessive clutter and make a pathway for emergency exit.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 Pre call 45 min prior 415-519-1515

1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.

4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence is falling on the left side of the house due to a bush pushing it forward. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L

1.6 Living Room/Ceiling Condition
The ceiling has some hairline cracks and should be address. Pass with comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at the next re-inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
1.1 Living Room/Living Room Present
No show @ 1:00 no answer yellow and brown building. Unit located upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
I will need access to check the hot water heater at next re-inspection.
1.1 Living Room/Living Room Present
No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:10 pink house no one home. (tenant in back yard, did not hear inspector)

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Couch).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (BACKYARD OUTLET).
5.2 Secondary Rooms/Security
Backdoor needs a thumb turn style deadbolt lock.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
1.1 Living Room/Living Room Present
11/23/16-Use code #1223 for the gate-if problems arise-call 510-685-6002- M.L
11/22/16- either tenant nor owner will be available - inspection reschedule from 11/23 to 12/5 1-4pm. Alay

No show @ 9:05 I arrived at 8:45 and waited until 9am once I came to the gate the phone system was not working to call the tenant. No one was present for the inspection. Yellow building gate locked.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home.

No show @ 10:30 Green house no answer.

1/16/17 - owner sent proof of sale of property.
2.12 Kitchen/Sink
Re-chalk kitchen sink tile has some gaps.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
The closet in the kids room has no door knob. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
There is dry rot present on the eves all around the house along with some peeling paint. Repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to check hot water heater due to a pad lock on it. I will need access at the next inspection.
1.1 Living Room/Living Room Present
11/14/16-Pre-Call 30m prior-510-334-6865-Changed the insp from 11/17 to 12/06-owner requested extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW
1.1 Living Room/Living Room Present
30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).
1.1 Living Room/Living Room Present
no show 6/22/16 brown with white trim 1:10 no show 8/17/16 1:10
1.1 Living Room/Living Room Present
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay
1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
1.1 Living Room/Living Room Present
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one home.
4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Center bathroom toilet is loose at the base needs to be secured.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin faucet is loose repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Each bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom missing light cover.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Bedroom door knob missing must replace.

2. Closet door is damage and does not close correctly repair or replace.
5.2 Secondary Rooms/Security
Backdoor is damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.1 General Health and Safety/Access to Unit
Front gate lock is damage and needs replacing.

2.3 Kitchen/Electrical Hazards
GFI is not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. (Loose).

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door locked. I will need access at the next re-inspection.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

3.6 Bathroom/Ceiling Condition
The bathroom ceiling has dark discoloration and needs to be repaired/repainted. Health hazard

1.1 Living Room/Living Room Present
11/29/16-Pre-Call 30m prior-510-965-5974-After 11.30AM-Requested by owner-2 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Backdoor knob is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Breaker box is missing a cover plate and has expose wires present possible fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Relocate carbon monoxide detector inside the basement.

2. Co.2 on 2nd level non operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for fan.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
Ceiling leak in living and dining room needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Front burners non operable repair or replace.

2. Screen for exhaust fan is very greasy clean or replace.

2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for all light fixtures.
4.7 Other Rooms/Wall Condition
Left bedroom closet doors off track repair or replace.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet its loose at the base.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch has excessive peeling paint and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling onto the neighbors yard and needs repair. Also Repair/replace missing fence boards
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Damaged and some soft wood at entry repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call 30min before arrival 510-697-9052. Requesting please make first inspection of the day by owner and tenant - M.W.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet is torn repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
No show 2 11:10 no one at home.

No show @ 11:15 no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Inside the basement).

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Extend).

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair cracks in the basement.

1.1 Living Room/Living Room Present
pre-call: 510-414-8535

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
30 min pre-call: 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet not flushing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucet is dripping repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (Replace missing smoke detector inside master bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.10 Other Rooms/Smoke Detectors
Install smoke detectors in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove or repair damage wires connecting from the back of the house to the garage. Also check with PG@E to make sure it is legal to have.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base it needs to be secured.

1.1 Living Room/Living Room Present
Use gate code #7368 for entry to property. If any issues call owner @ 707-334-4008.

1.1 Living Room/Living Room Present
1/3/17 Owner called and needs more time. Doing roof work and waiting for contractor to obtain permit and complete work. Moved to 1/27 if more time is needed owner will call. MW
12/9/16- owner will not be available unit Jan- reschedule from 12/19/16 to 1/6/16 9-12pm. ALay
1/20/17- due to rainy season, owner still needs more time to complete roofing. inspection reschedule from 1/27/17 to 2/21/17 9-12pm. Alay

1.1 Living Room/Living Room Present
01/20/17-Pre-Call 30m prior-510-219-4818-Requested by Owner-M.L

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-520-9710.
No show @ 12:00 tenant had no notice.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from security gate and replace with a regular door knob with lock or another deadbolt with a thumb turn style lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home. Black Mercedes parked in the driveway.

No show @ 12:35 white and blue unit no one home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on backdoor and sides of the house along with the peeling paint on the eves need to be repainted.
1.1 Living Room/Living Room Present
CH-12-9-16 R/S from 12-16-16 to 12-14-16 owner will not be able on that day
2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen: Non-working outlet may be hazardous.
4.4 Other Rooms/Security
Remove all key locks from all bedroom doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (ADD ONE TO THE BASEMENT).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Wood has dry rot on the back porch which needs replacing Trip hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
11/22/16-Pre-Call 30m prior-925-246-3562-Changed the insp from 11/29 to 12/15-Owner needs extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
12/21 - Owner called requesting more time to get repairs done due to being out of town for holiday season. Moved from 12/27 to 1/20. MW
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-14-16 R/S from 11-15-16 to 11-22-16 will have that day off pre call 30 min prior 510-525-5989

12/23/16- owner needs an extension- reschedule from 1/3/17 to 1/20/17 1-4pm. ALay
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Bathtub needs to be cleaned and re-chalked.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.7 Bathroom/Wall Condition
Bathroom walls and ceiling are discolored and needs repainting.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (CHECK ALL THREE PRONG OUTLETS).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut front yard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

5.2 Secondary Rooms/Security
Backdoor has a double key deadbolt and must be replace with a thumb turn style deadbolt lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L

No show @ 1:00 property management said it was suppose to be rescheduled.

Pre-call: 510-691-7771

10/4/16- tenant not available -inspection reschedule from 10/6 to 10/10 1-4pm. ALay
11/8/16- conflict with tenants schedule- reschedule from 11/9 to 11/29/16 1-4pm. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet is not working cold side hall bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedroom and hallway

4.5 Other Rooms/Window Condition
window is broken

4.7 Other Rooms/Wall Condition
remove mold from under window and repaint

1.1 Living Room/Living Room Present
12/01/16-Changed the insp from 12/06 to 12/14-per owner-tenant not available on the 6th-M.L
1/3/17- inspection rescheduled to the afternoon 1-4pm on 1/20/17. Alay

1.1 Living Room/Living Room Present
30min pre-call: 510-719-5827 - 1/3/17
no show @ 11:00 am no one at home.

10/27/16- owner will be out of town on 11/3- inspection reschedule for 11/16/16 9-12pm. ALay

2.10 Kitchen/Stove or Range with Oven
1. Two left burners non-operable repair or replace.

2. Screen is greasy and should be cleaned or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The door knob for the rear bedroom door is missing and must be replaced.

4.5 Other Rooms/Window Condition
Repair or replace iron bar on the rear window and repair dry rot around the frame.

5.2 Secondary Rooms/Security
Backdoor knob needs replacing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint of front and back porch, needs repainting.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-917-3317-Per Owner-Changed insp from 02/01 to 02/08-Not available on 02/01-M.L

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-290-9284-Per owner-Gated complex- M.L

1.1 Living Room/Living Room Present
CH-12-27-16-Pre-Call 30m prior-510-237-7570 R/S from 1-27-17 to 1-25-17 do to owner is having surgery.
12/16/16-Pre-Call 30m prior-510-237-7570 requested by owner- M.L

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet. No items for any storage should be there.

1.1 Living Room/Living Room Present
01/23/17--Pre-Call 1hr prior-510-816-3036 requested by owner -2 units scheduled-As close to 11AM as possible-M.L

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair/replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:40 am no on at home.

1.1 Living Room/Living Room Present
No show 11:50 am no one at home brown house white gate.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (UNDER THE WINDOW).

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
1/24 Please call 30 minute before arrival 510-236-8366
12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Repair/replace non working heaters.

1.1 Living Room/Living Room Present
pre-call: 510-260-9419 **Wants pre-call night before inspection**

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH- 1-24-17 R/S from 1-31-17 to 2-13-17 due to tenant will not be there

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.1 Living Room/Living Room Present
12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
No show @ 11:50 am no one present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (All three prong outlets throughout the unit not grounded).

1.1 Living Room/Living Room Present
01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
30min pre-call: 510-295-5199

2.10 Kitchen/Stove or Range with Oven
Right front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Outlet located left of stove).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracks in the driveway tripping hazard.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town

1.3 Living Room/Electrical Hazards
Owner: The adapter you purchase will not pass the inspection please read the instructions.
Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not lighting without a match. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check all).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am Brown townhouse unit appeared to be vacant.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 11:10 am the tenant had no notice for an inspection for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the unit.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.

2. Install earthquake straps top and bottom.

1.1 Living Room/Living Room Present
12/27 - Spoke w/owner moved from 1/4 to 1/25.MW
CH-10-31-16 R/S from 11/4/16 to 11/28/16 Pre call 510-758-1844

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not operable repair or replace.

2. Screen for exhaust fan is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. (Located downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Garage has lots of clutter and a possible fire hazard.

5.2 Secondary Rooms/Security
Backdoor in garage is damage needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner repair damage fence and replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MUST GIVE 30min pre-call: 510-882-0013
12/27 Spoke with Ed rescheduled from 1/3 to 1/25.
10/25/16- PM will be out of town- inspection reschedule from 11/18/16 to 11/22/16 1-4pm. Alay

4.7 Other Rooms/Wall Condition
1. Remove old closet doors from the walls and dispose all damage doors.

2. Closet doors off track and needs repair also should have proper track at the bottom to glide the closet doors.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
11/23/16- Allow reschedule to end of December- owner will call to confirm new date. ALay

No show @ 1:25 unit located upstairs. Yellow building no answer.

11-2-16 R/S from 11-3-16 to 11-4-16 tenant will not be home
No show @ 11:05 a.m. yellow house blue trim.

2.12 Kitchen/Sink
Sink needs to be re-chalked dark discoloration.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located for the refrigerator. H/N/R.

2. A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathtub needs to be re-chalked dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Pre-call: 831-277-8402
CH-11-4-16 R/S from 11/22/16 to 12/2/16 due to tenant can not get off work
I gave a pre-call but no answer. I went to the unit and no one came to the door. Yellow and blue house No show @ 11:00 a.m.

0/21/16-Pre-Call 30m prior-510-697-5768-Changed the insp from 10/25 to 10/26-tenant not available on the 25th-Did not want to re-schedule 2620 Roosevelt- M.L
no show 10/6/16 white with blue trim 11:05

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

1.1 Living Room/Living Room Present
01/26/17-Pre-Call 30m prior-510-734-7906-Joyce-Gated Complex- M.L
No show @ 2:00 pm no one present for the inspection. Gated community.

12/22 - Spoke with owner rescheduled for 1/17 from 12/29 due to tenant being out of state. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan missing it must be replaced.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/06/16-Pre-Call 30m prior-510-367-6582-Changed the insp from 12/14 to 12/20-Per owner-needed time change-ML
9/8/16- owner will not be available- inspection reschedule from 9/14 to 9/16 11-2pm. Alay

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable without a match. Repair or replace.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screens also exposed wires present. Possible fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Repair/replace.

4.4 Other Rooms/Security
Bedroom door is damaged also is missing the door knob and strike plate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Hot water heater is missing the cover for the pilot light.

2. Tenant should not have clothes or items around the hot water heater at all times. Possible fire hazard.

2.3 Kitchen/Electrical Hazards
GFI located next to the stove not testing repair or replace.

5.2 Secondary Rooms/Security
Repair/replace damage backdoor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Comment: There is broken concrete that belongs to the city and is part of the walkway to the unit which is a tripping hazard and should be addressed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is excessive peeling paint or porch and the garage. It needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.1 Living Room/Living Room Present
12/28 Spoke w/ owner moved from 1/3 to 1/27 due to being out of town.
10/10/16- tenant is out of town, no access. Inspection reschedule from 10/10 to 10/18/16 9-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/13/17-Pre-Call 30m prior-510-517-0801-Requested by owner-Changed insp from 01/19 to 01/27-Extra time-Ordered part-M.L

3.7 Bathroom/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair or replace dryer vent .

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call Owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make
1.1 Living Room/Living Room Present
CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice
1.1 Living Room/Living Room Present
01/30/17-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
01/30/17-Pre-Call 30m prior-361-446-9226-Changed the insp from 02/07 to 02/08-Owner requested PM Inspection- M.L
No show @ 9;20 am no one at home. Yellow town house row corner unit.

1/18/17- owner requested to schedule inspection for Feb, inspection rescheduled from 1/20/17 to 2/7/17 9-12pm. Alay
1.1 Living Room/Living Room Present
1/3- Rescheduled 1/4 inspection to 1/30 owner unavailable and tenant is working. Requested a Monday inspection. MW
11/8 - Spoke with owner rescheduled from 11/14 to 11/28 due to tenant availability. MW
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing light bulbs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.
3.3 Bathroom/Electrical Hazards
Bathroom GFCI testing hot neural reverse (UPPER OUTLET). Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:30 owner is out of town.

CH-11-15-16 Pre call 510-323-6048 or 510-926-3369 gate code 1288 Rey Sengeo
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.
2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.
1.1 Living Room/Living Room Present
No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.
1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace missi.g stove knob for stove,
1.1 Living Room/Living Room Present
No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L
1.1 Living Room/Living Room Present
No show @ 11:19 p.m. no one at home.

No show@9:45 no answer. Brown house .

9/9 Rescheduled from 9/15 to 10/14 tenant is in the hospital. ML
4.10 Other Rooms/Smoke Detectors
Install two smoke detectors one for each bedroom left and right.
7.4 Heating and Plumbing/Water Heater
Unable to access hot water heater due to it being locked. I will need check on next inspection.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:20 a.m. no one at home. Black SUV in the driveway.

No show @ 9:50 porch light on black dodge journey in the driveway.

4.8 Other Rooms/Floor Condition
Bedroom upstairs has excessive clutter and is blocking pathways. Must be removed and organized.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-508-8208-Security Gate
changed the insp from 12/23 to 12/05-per owner-not available on the 23rd-M.L
No show @ 1:15 no one present for the inspection. Green house green security gate.

Ch-R/S from 11-23-16 to 11-21-16 owner will be out of town need B4

No show @ 11:40 a.m. Yellow house white gate no answer.

10/24/16- owner and tenant only available on Monday- reschedule from 11/4 to 10/31/16 11-2pm. ALay

3.8 Bathroom/Floor Condition
Broken tile next to toilet repair/replace cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Overhead light fixture non-op repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Light turn on switch is missing and is a cutting hazard repair/replace or cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Branches.

1.1 Living Room/Living Room Present
01/19/17-Changed the insp from 01/20 to 01/30-per owner-Electrical problems- M.L

No show @ 1:20 brown house black Honda Civic in the driveway.

2.3 Kitchen/Electrical Hazards
East side of kitchen: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
01/24/17-Changed the insp from 01/25 to 01/30 per the owner-tenant not available on the 25th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door knob is loose and needs to be repaired or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Doorbell is broken and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in front of the house.

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Pre-call 1 hr notice 510-334-5904
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

2.5 Kitchen/Window Condition
The kitchen window is missing the tenant stated they were removed because of the storm.

2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.

3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway concrete is broken and is more than 1 1/2 inches high repair or replace.

8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all also replace any missing cover plates for outlets and light switches.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry @ 1:45 pm the tenant has stated this is a section 8 unit and inspected by the Richmond Housing Authority.

THIS IS A SECTION 8 UNIT PLEASE NOTE. ETA 12:22 P.M.

No entry tenant stated she is on section 8.

1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
Owner requests earlier part of inspection time frame call with ETA 510-331-5747
1/31 Moved from 2/9 to 2/8 at owner request.
No show @ 1:25 no one present for the inspection.

1.1 Living Room/Living Room Present
01/31- Schedule for 2-27-17 11-2PM Pre call tenant 30 min prior 510-672-3478 or 510-215-9565. Gated community if no answer call the office 510-235-2244 to gain access

Pre-call:Tenant: 510-215-9565 Owner 706-542-2860
Rental office: 510-235-2244
CH-1-11-17 Pre owner ok to schedule inspection with tenant 510-215-9565. Also gated area go to office to gain access.

No show @ 1:09 p.m. I gave two pre-calls but no response. No one present for the inspection.

Please call 510-215-9565 1 hr before arrival AND for access to gated community also check with office if no answer on phone or call owner 706-542-2860
11/29 - Rescheduled from 12/13 to 1/3. Tenant out of town in December. MW
No show @ 10:35 no one present and no access to enter gate.
1/19/17 - owner lives in east coast, tenant is out of country- returning end of Feb. granting reschedule for 2nd week of March. Alay

1.1 Living Room/Living Room Present
02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Missing one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

1.1 Living Room/Living Room Present
No entry @ 12:30 pm the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show @ 9:25 am no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home. Security gate blue trim.

1.1 Living Room/Living Room Present
No show @ 9:40 am the gate was locked. Blue car in front.

1.1 Living Room/Living Room Present
No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-707-208-9455-Per owner-changed insp from 02/09 to 02/21-Owner not available on the 9th- M.L

No show @ 11:05 white house no one home.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.1 Living Room/Living Room Present
CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
pre-call: 415-728-7245 or 415-310-4308
No show @ 11:57 am no one present or at home. Their was a note on the door with a contact phone number however there was no net work available at the time.

4.10 Other Rooms/Smoke Detectors
Expose wires need to be covered for non working smoke detectors or replace with old ones.

1.1 Living Room/Living Room Present
CH-2-2-17- Pre call 1 HR prior 510-418-6553
No show @ 1:35 no one home white house.

1.1 Living Room/Living Room Present
No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:13 pm no one present for the inspection.

No show & 11:30 no one present for the inspection. Gated community.

12/13/16 No show @ 10 40 no one present for the inspection. Gate was close no access.

No show @ 10 40 no one present for the inspection. Gate was close no access.

1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445

2.10 Kitchen/Stove or Range with Oven
The owner is remodeling the entire house but the stove he ordered had not arrived yet.

2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.

1.1 Living Room/Living Room Present
No show @ 1:43 pm. no one home.

No entry @ 11:55 a.m. The tenant stated he is a family member and it is not a rental unit. He said the owner notified the City of Richmond .

No entry @ 1:55 Tenant is a family member and owner will notify the office that it is not a rental.

No show @ 9:15 no one answered the door. Green house.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home.

No show @ 12:15 no one answer. Grey van in the driveway. Rang doorbell twice and knocked twice no one came to the door.

No show @ 3:05 pm. no one home.

No show @ 1:55 brown house upstairs.

1.1 Living Room/Living Room Present
No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico

1.1 Living Room/Living Room Present
01/10/17-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 01/19 to 02/02-Owner waiting on a contractor-M.L

12/02/16-Pre-Call 30m prior-925-387-5513 or 925-939-3083-Changed the insp from 12/06 to 12/12 per owners request-Tenant not available on the 6th-M.L
Request pre-call night before: 925-387-5513

12/1/16- reschedule request from 12/16/16 to 12/6/16 9-12. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

2. Open ground outlet located next to stairs. Check all.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-3-17 Pre Call 415-686-4164 has 2 units
no show 6/6/16 yellow with white trim 1:45 no show 6/16/24 tenant refused entry1:10 fail all 9/27/16

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
CH-1-3-17 Pre call 415-686-4164
no show 6/6/16 red with blue trim 2:00 no show 6/24/16 1:05 no show 8/19/16 1:15 no show 9/27/16 11:35

1/11/17- spoke with owner to confirm inspection for 2/2/17 1-4pm. This inspection fee will be waived. Alay

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

2. Exhaust fan not functioning repair/replace.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and should be cleaned or repainted.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Also remove old unusable items/clutter in yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-925-588-9939-Changed the insp from 01/26 to 02/02-Owner requested AM Inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
2/3/17- unit is owner occupied- PG&E bill emailed on 2/3/17. Cancel inspection for 2/17/17. ALay

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.1 Living Room/Living Room Present
2/3/17- owner is going on vacay from 2/11 to 3/15. Inspection reschedule from 2/14 to 3/20 9-12pm. Alay

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-541-3358-Per owner-Changed the insp from 02/15 to 02/24-Owner out of town-M.L

1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. (GFI).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L
1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light fixture in the bedroom is damage and needs replacing.
4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner would like for you to be there between 11-1pm Has to leave for Dr.s appointment 30 min call ahead to owner 510-928-3801
12/27 - Spoke w/owner rescheduled for 1/17 from 1/25. MW

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one inside the basement).

1.1 Living Room/Living Room Present
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.

1.1 Living Room/Living Room Present
CH-12-7-16 R/S from 12-16-16 to 12-22-16 per owner no one will be there Pre call 510-262-9265

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

1.1 Living Room/Living Room Present
12/2/16-Pre-Call 30m prior-510-374-8653-Changed the insp from 12/08 to 12/22-per owner-tenant not available on the 8th-M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount carbon monoxide detector downstairs.

1.1 Living Room/Living Room Present
11/28/16-Pre-Call 30m prior-510-239-8167-Changed insp from 12/2 to 12/22-per P.Mngr-tenant not available on the 2nd-M.L
No entry @ 12:10 Grey house. The tenant was home but did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 1hr prior-510-543-8899-Per owner-A Must- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Located next to the toaster ovens).

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one home. dogs barking at the front door.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Weather strip both backdoors gap present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.

8.2 General Health and Safety/Exits
Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.1 General Health and Safety/Access to Unit
1. Front security gate door knob is loose and needs to be tightened repair/replace.

2. Front door does not close properly repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

8.1 General Health and Safety/Access to Unit
Remove all double cylinder dead bolt keyed locks and replace with a thumb turn style dead bolt locks.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Board in the front of the sink is damaged and needs replacing cutting hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

1.1 Living Room/Living Room Present
2/6 - Owner just returned from vacation needs more time to give notice to tenant and do his own walkthrough. Moved from 2/14 to 3/1.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 1hr prior-510-821-8765-Gated complex
Confirmed with owner-M.L
No show @ 12:30 pm no one present for the inspection. Gate locked. I returned at 1:30 still no one there. Gated community.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
02/07/17-Pre-Call 30m prior-916-802-3078-Alek-Gated Complex- M.L

No show @ 1:30 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-758-3797

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.2 Secondary Rooms/Security
Remove double keyed lock from backdoor located inside the garage and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-652-9139-and 510-860-5820 --2 units scheduled- M.L

1/20/17- Inspection reschedule from 1/27/17 to 2/8/17- need T-W appointment-. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Bedrooms).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
No show @ 10:05 am no one home. brown Condos.

2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.6 Bathroom/Ceiling Condition
3rd level ceiling is leaking due to roof damage and leaks.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. missing one strap.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Remove clutter from garage and make a pathway in case of emergency.
1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 12:02 no one home.

CH-1-17-17 R/S from 1-19-17 to 2-7-17 do to just got notice

No show @ 11:35 brown house, white Camry in the driveway no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Water pressure is low please check.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (also dining room).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway.
4.3 Other Rooms/Elecrtical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Repair disposal repair leak.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 1:10 pm I was able to enter the gate however no one was at home.

No show @ 11:45 no one present for the inspection.

No show @ 11:40 gated community no one present for the inspection.
1.1 Living Room/Living Room Present
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located in the dining room.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945
1.1 Living Room/Living Room Present
02/08/17-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the upstairs bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-776-4959-George-requested by owner-Changed insp from 02/22 to 02/16 per owner-tenant not available on the 22nd- M.L

No show @ 12:40 pm no entry the tenant stood at the door and stated he had no knowledge about a inspection for today.

CH- 1-10-17 R/S from 1-13-17 to 2-2-17 Tenant is in Mexico
1.1 Living Room/Living Room Present
45min pre-call: 510-235-6829

No show @ 9:30 corner house brown/black gate no answer.
1.1 Living Room/Living Room Present
12/27/16- owner is not available - inspection reschedule from 12/28/16 to 12/30/16 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
Burners on stove non operable repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Banister is loose on the back porch. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085
1.4 Living Room/Security
Repair the door that is damaged.
1.5 Living Room/Window Condition
Window must be openable and remain open without props. (The window is painted shut).
1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. (Owner please check the roof for any possible leaks that may need repair pair).
2.10 Kitchen/Stove or Range with Oven
Fail 02/08/17. Two burners non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Hot neutral reverse next to the stove).
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window in the garage is damage and will not close. Repair or replace. Also dry rot present on the frame repair/replace.

5.3 Secondary Rooms/Electrical Hazards
Light switch in garage: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.4 Building Exterior/Condition of Exterior Surfaces
Trim all trees and cut branches that are a hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working check the thermostat it may need repair or replacing. Must provide heat source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.4 General Health and Safety/Garbage and Debris
Remove old sink in the backyard.

1.1 Living Room/Living Room Present
pre-call: 510-207-8229
1/20/17- inspection reschedule from 1/27/17 to 2/8/17 9-12pm. Owner has jury service. Alay

1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-27-17 to 2-8-17 PM Claudia needs more time -mail out notice Pre call 30 min prior 510-236-8366
1/24 Please call 30 minute before arrival 510-236-8366 12/20 - PM called and needs more time to get painting done. Moved from 12/27 to 1/27. MW
CH-10-28-16 R/S from 11/2/16 to 11/29/16 per Claudia at Bartels pre call 510-236-8366

1.7 Living Room/Wall Condition
Wall damage under the window area needs repair/repainting.

2.10 Kitchen/Stove or Range with Oven
1. Knobs on stove are incorrect and some missing repair or replace.

2. Exhaust fan for stove non-operable repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter has some damage around the edges/expose wood needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Main bedroom window has a crack and needs repair/or replace.

5.2 Secondary Rooms/Security
Unable to check storage area due to a pad lock on the door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on walkway and stairs need repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Circuit breaker box panel is missing and has expose wires present and needs a cover plate.

2. Gate on left side of house is damage and does not close properly. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
Remove chair from the front yard.

1.1 Living Room/Living Room Present
No show @ 1:17 pm no one answered the door. Rang doorbell twice and knocked loudly twice.

No show @ 2:45 pm no one home.

4.4 Other Rooms/Security
Patio door in back is very hard to open also missing a handle repair or replace.

1.1 Living Room/Living Room Present
12/09/16- Pre-Call 30m prior-510-928-6348-requested by owner-M.L

2/3- Owner needs to re-schedule. She nor the tenant will be available on 2/6/2017. Moved from 2/6 to 2/8 9am-12pm.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
2/9/17- neither tenant nor owner available for inspection - reschedule from 2/14 to 2/22/17 1-4pm. Alay

1.1 Living Room/Living Room Present
02/09/17-Pre-call 1 hr notice 510-334-5904-Changed the insp from 02/16 to 02/14-per owner-re-sch due to the weather-M.L
1/12 owner called in stating she needed and earlier time frame for inspection and tenant is not available due to medical conditions. Moved from 2/1 to 2/2 MW
1/31/17- inspection will need to take place during better weather condition- reschedule from 2/2/17 to 2/16/17 11-2pm. ALay

1.1 Living Room/Living Room Present
2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. smoke detectors non op repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.8 Kitchen/Floor Condition
1. The floor condition poses a danger to the tenant of tripping or falling. Linoleum torn on floor.

2. Back steps leading to the laundry room is very slippery and needs slip grips its very slippery:

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

4.3 Other Rooms/Elecrtical Hazards
Bedroom Outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:47 am no one home.
1/4/17- postponing inspection- owner will be moving into unit next week. Advised inspection will be cancelled once proof and statement received from owner. Alay
2/6/17- granting owner another week to send proof of residency. Alay

2/8/17- received proof of owner residency- cancelling inspection for 2/16/17. ALay

4.4 Other Rooms/Security
Repair damaged door in the rear bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Inside basement.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
01/11/17-Changed the insp from 01/19 to 02/02-Owner requested extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
1. Repair replace two burners on stove non operable must light without a match.

4.8 Other Rooms/Floor Condition
Tack strips need to be secured to the carpet and floor. Tripping hazard.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.10 Kitchen/Stove or Range with Oven
Left front burner is non operable repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater no access. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
2 hour pre-call: 510-219-2113

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
Please call 1hr before arrival owner will meet you at gate 415-310-1392

1.1 Living Room/Living Room Present
1/10- Pre call 1hr 510-260-6566 and 510-233-7020 spoke with Gilbert (owner) needs to re-schedule out to March. I advised him no open dates right now but I can move inspection to 2/16 and once it gets closer to the date call me and we should have dates available. Owner will be out of the country and other things hes dealing with.
2/13/17- inspection reschedule from 2/16/17 to 3/6/17 9-12pm. Alay

1.1 Living Room/Living Room Present
CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-27-16 R/S from 1-11-17 to 12-30-16 owner is off on Friday and Monday. Pre call 1 HR prior 415-751-6766

1/9/17- owner only available on M and F, inspection reschedule from 2/8 to 2/13/17 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hour pre-call: 925-408-2078

12/7/16- tenant will be out of town until sometime early next year- owner also not available- reschedule from 12/19/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Kitchen also dining room; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-16 R/S from 11-17-16 to 12-16-16 pre call 45 min 510-841-3512
10/20/16-Pre-Call 45m prior-510-841-3512- Owner- M.L
12/14/16- advised final re-schedule- resched from 12/16/16 to 1/4/17 11-2pm. Alay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three bedrooms; Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive any notice @ 9:58 am.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom; Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector inside the master bedroom is hanging expose wires present possible fire hazard. Repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1;25 pm no one home.

No show @ 9:15 no one home or present for the inspection.

No show @ 2:00 the tenant was home but said they had no notice. Green house.

No show @ 9:15 green house, grey Honda in front.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt lock from garage door and replace with a thumb turn style deadbolt.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
12/12/16-Pre-Call 30m prior-510-758-6859- tenant will be available at beginning of year- inspection reschedule from 12/22/16 to 1/6/17 9-12pm. Alay

7.4 Heating and Plumbing/Water Heater
No access to hot water heater. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.6 Kitchen/Ceiling Condition
Kitchen ceiling located in the dining area, Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Due to roof leaking.

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the fish tank. Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 510-604-0004
2-14-17 R/S from 2-17-17 to 2-22-17 tenant is off that day
2/13 moved inspection to 2/17 due to tenants not able to be home for inspection today. Owner will double check new date with tenant and will call back if needs to be changed. MW
CH-1-4-17 pre call 510-604-0004
No entry @ 9:50 tenant did not know about the inspection. Yellow house.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.
1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay
1.4 Living Room/Security
Patio door is hard to open repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one home. Pad lock on gate brown house.
1.1 Living Room/Living Room Present
No entry @ 11:40 am the tenant stated they had no notice.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
2.10 Kitchen/Stove or Range with Oven
1. All burners on stove non - op without a match. Repair or replace.

2. The screen for the exhaust fan is missing must replace.

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
No show @ 12:30 pm brown house white gate porch light was on. No one home.

1.1 Living Room/Living Room Present
No show @ 12:20 pm on one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 2:00 pm the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.

1.1 Living Room/Living Room Present
No entry @ 3:10 pm The tenant had no notice.

1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
02/06/17-Changed insp from 02/07 to 02/17-per owners request-tenant out of town- M.L

2/6/17- owner called back, tenant will not be available on Friday- reschedule 2/17 to 2/14 11-2pm. ALay
2.10 Kitchen/Stove or Range with Oven
Left front burner non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace smoke detector downstairs also all batteries).
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.
2.12 Kitchen/Sink
The dishwasher is not secure inside it falls backwards once the door is open. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.

02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L
1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show @ 12:50 @ 2:30 pm green house white screen door.

02/15/17-Pre-Call 30m prior-510-525-0191-for the next inspection- Requested by the P.Mngr- M.L
1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

2.3 Kitchen/Electrical Hazards
Dining room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
1. Re-chalk kitchen sink, dark discoloration present.

2. Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show @ 11:40 am.

1.1 Living Room/Living Room Present
No entry @ 12:20 pm tenant had no notice.

1.3 Living Room/Electrical Hazards
All three prong outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:45 pm.

1.1 Living Room/Living Room Present
No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No show @ 9:50 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:15 no access front gate was locked no one came to the door. Brown house cars in the driveway.

2.12 Kitchen/Sink
Floor board underneath the kitchen sink is badly damage wood is soft and sunken in repair/replace.

3.3 Bathroom/Electrical Hazards
GFI NOT TESTING REPAIR/REPLACE.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
Left bedroom closet doors are damage and need replacing. Also smoke detector is missing.

1.1 Living Room/Living Room Present
No show @ 9:10 am owner wanted to reschedule for today.

12/07/16-Pre-Call 30m prior-510-205-1296-Changed the insp from 12/09 to 12/19-Owner not available on the 9th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Tenant remove old TV and other items that creates clutter off patio area.

1.1 Living Room/Living Room Present
2/6 - Rescheduled from 2/9 to 3/1. Owner in process of providing proper documentation to cancel inspection due to tenant being part of Section 8. MW
No entry @ 12:05 pm the tenant stated she is on section 8 and the owner did not notify her about an inspection for today. Grey house.
2/16/17 unit confirmed as Section 8

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
CH-R/S from 2/8/17 to 2/16/17 do to owner can not get off work. Pre call 30 min prior 510-374-2222

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next inspection, Earthquake straps top and bottom also a discharge pipe within 6"inches from the ground.

1.1 Living Room/Living Room Present
CH-1-17-17- R/S from 1-18-17 to 2-16-17 do to weather could not paint. Pre call 30 min prior 510-367-1823

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-17-17 R/S from 2-7-17 to 2-16-17 do to tenant not avilb. Pre call 30 min prior 510-917-1297
12/09/16-Pre-Call 30m prior-510-526-4229-Eddie.M.L
CH-11-30-16 R/S from 12-12-16 to 12-29-16 per property mgr

1.4 Living Room/Security
Patio door needs repair door handle is missing. Repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the window seals outside the house that needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.

1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:00 and 11:30 am no one home.

No show @ 11:45 am no one home. White SUV in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (THROUGHOUT THE ENTIRE UNIT).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Each bedroom).

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
2/6-PRE CALL 30MIN. 925-783-6411 spoke with owner, her maint. guy will be completing the work on 2/13. Just needs a couple of days. Moved from 2/13 to 2/16 1-4pm

No entry @ 2:30 tenant had no notice. The inspection wasnt remove from the inspection list although the system states the appointment was rescheduled.

11/10/16- owner out of town Dec, tenant out of town Nov. Inspection must be reschedule for January 2017. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
The ceiling in the second bedroom has some discoloration and needs repair/repainting.
5.2 Secondary Rooms/Security
Backdoor in the garage has a large air gap and needs weather striping.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The fence in front of the house is leaning forward. Repair or replace.
1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan isnt functioning as designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Weather strip back door leading from kitchen, also backdoor in garage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Backyard area also check the front.
8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Owner the fence is leaning towards neighbors yard pass with comment.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 30 min prior 510-367-6684

No show @ 9:45 no one present for the inspection.

No show @ 9:35 am no one present for the inspection.

CH-11-9-16 R/S from 11/15/16 to 12/2/16 due to owner unable to make that date
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.
1.1 Living Room/Living Room Present
12/9/16- Please reschedule;owner will be out of town unit end of Feb, would like inspection for 2/27/17 9-12. ALay
2/17/17 - property sold on 1/9/17, inspection cancelled

1.1 Living Room/Living Room Present
Call 30 mins before arrival 510-701-6795. Owner will meet inspector at gate.
No show @ 9:15 no one present for the inspection. I arrived at 8:55 am and waited in the parking circle.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-758-3719-Requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Damaged outlet presents an electrical hazard. (Not working, no power).

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
Must give 30 min pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout unit check all three prong outlets).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
pre-call: 415-680-0946
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

1.1 Living Room/Living Room Present
No show @ 12:30 pm no one home.

No show @ 10:00 am no one home.

No show @ 1:30 no one at home white Toyota in the front of the house.

11/22/16-Changed the insp from 12/06 to 12/27-per owner-Needs extra time to repair ceiling-liv.room- M.L

1.6 Living Room/Ceiling Condition
Living room ceiling has damage present and needs to be repaired.

2.4 Kitchen/Security
Remove keyed deadbolt on kitchen backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
1. Front screen door is torn/damage repair or replace.

2. Remove keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/21/17 No entry @ 2:00 pm no one present for the inspection. Gate locked.

No entry @ 1:25 pm no one present for the inspection. Gate locked.

1.1 Living Room/Living Room Present
No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show @ 11:55 am no one present for the inspection.

No entry the tenant stated the property management had no knowledge of the inspection for today. She wants me to stop coming to the property.

No entry the tenant stated they did not receive any notice @ 10:22 a.m.

No entry the tenant stated they did not receive any notice @ 11:00 am.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
pre-call: 510-439-7841

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-29-17 due to the owner is out of town. Pre call Dave 800-313-4463-mail out notice

12/16 - Rescheduled from 12/19 to 1/24 due to owner out of state and would like to be present for inspection. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
2/22- Pre call 1hr prior 301-385-0206 Spoke with owner and wanted to confirm his re-schedule for 3/2. Advised owner it wasnt re-scheduled and asked who did he speak with prior? He stated Claudia. Advised him, I will definitely speak with her. Moved inspection from 3/1 to 3/2 1-4pm.

No show @ 2:21 pm I spoke to the owner and he stated someone was there. He gave a another phone number to contact the tenant but there was no answer when I dialed. The voice mail would not accept any messages.

pre-call: 301-385-0206

1/10/17- absentee owner- inspection reschedule from 1/23/17 to 2/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

2.4 Kitchen/Security
Remove key lock from kitchen backdoor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:20 am also 9:50 am. I spoke with the owner and he said someone would be home but no one was there. Dog barking in the background. Corner house brown color.

CH-2-2-17 R/S from 2-9-17 to 2-22-17 9:00 - 12:00 tenant can not get off work-mail out notice
Pre-call: 415-200-8476
No show @ 10:05. I knocked and rang bell also heard a dog barking in the background but no one answered. yellow corner house.

01/06/17-Changed the insp from 01/12 to 01/23-per owner-tenant not available on the 12th-M.L

1.1 Living Room/Living Room Present
02/02/17-Pre-Call 30m prior-925-858-6509-per owner-Changed insp from 02/08 to 02/22-Waiting on screens-M.L
12/1/16- inspection reschedule from 12/9/16 to 12/29/16- tenant will only be available last week of December. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:00 am owner said they did not receive a notice.

No show @ 12:00 pm green house. The owner needed to reschedule the appointment.

No show @ 11:50 the owner was not ready today and the tenant wasnt at home.

No show @ 121:05 no one home or present for the inspection. Green house no answer.

pre-call: 510-701-0326

1.1 Living Room/Living Room Present
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am) PLEASE MAKE SURE YOU GO TO UNIT #2. THE UNITS ARE NUMBERS NOT LETTERS. B WOULD BE #2. Spoke with Sonya to confirm at Bartels.

1.1 Living Room/Living Room Present
02/10/17-Pre-call -30 min pre-call: 650-445-2379-per owner-Changed the insp from 02/13 to 02/22-Owner needs more time to finish outside repairs due to the weather-M.L

No show @ 11:45 Blue house no one at home.

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
2nd Fail 2/22/17: GFI outlet has a gap and needs to be sealed potential fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The porch has possible dry rot underneath the wood is very soft and needs repair/replace.

2. Also railing has excessive peeling paint and needs repainting.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage door is damaged repair or replace.

2. Side gate is damage repair or replace.

1.1 Living Room/Living Room Present
02/15/17-Pre-Call 30m prior-415-691-1466-Changed the insp from 03/02 to 02/22-P.Mngr not available on 03/02-M.L
No show @ 10:05 am no one home. brown Condos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-1-25-17 R/S from 1-26-17 to 2-23-17 owner will be out of town mail out notice
CH-12-15-16 R/S from 12-21-16 to 12-19-16 due to the tenant will be out of town
1.1 Living Room/Living Room Present
No show @ 10:20 no one at home.
1.7 Living Room/Wall Condition
Living room walls are discolored and needs repair and repainting.
2.10 Kitchen/Stove or Range with Oven
Burners on stove all not working repair or replace.
2.7 Kitchen/Wall Condition
Kitchen drawer damaged and needs repairing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a screen, water goes everywhere once turned on. Repair or replace.
3.12 Bathroom/Tub or Shower
Bathtub has dark discoloration and needs re-chalking.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundry room outlet: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

1.1 Living Room/Living Room Present
1 hour pre-call: 415-454-7473-enter off of Vacca
No show @ 11:05 no one home green house.

1.1 Living Room/Living Room Present
No show @ 1:05 Brown house no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Right bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory is stopped up.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.4 Other Rooms/Security
Replace all missing door knobs in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Tenant is speaking of the unit below her. The neighbors trash cans are always full she states and it is causing the problem with mice/rats. She also said animals are coming from the roof top because of poor drainage from the gutters.

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail 02/23/17: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Microwave isnt working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
2nd fail: Repair hallway ceiling.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
One burner non operable repair or replace.

1.1 Living Room/Living Room Present
Pre-call 1 hour before to Angela 510-368-0865

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Replace missing knob for the stove.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Owner tenant said the light fickler on and off sometimes.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-925-323-6583-Gated Complex-Changed the insp from 03/10 to 03/15-tenant available only on Wed-M.L
2/22/17 no show @ 10:50 am no one present for the inspection. Gate locked community access only.

02/01/17-Changed the insp from 02/09 to 02/22-per owner-tenant not available except on Weds -M.L

No show @ 11:50 am no one present for the inspection.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-2-17 to 3-3-17 do to watch grandkids- Pre call 30 min prior 617-571-4149 gated area gate code is 644
No show @ 11: 25 am no one present for the inspection.

No show @ 1:45 no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for fan very greasy.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L
1.1 Living Room/Living Room Present
CH-2-13-17 R/S from 2-15-17 to 3-1-17 owner will need to sent copy of mls to canc inspection Kevin 415-793-7089

2/24/17 owner proof of MLS received
1.1 Living Room/Living Room Present
CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

2.4 Kitchen/Security
Door frame inside bedroom is missing repair/replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Front burner non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

2.3 Kitchen/Electrical Hazards
GFI testing hot neutral reverse repair or replace. right side of sink.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front window seal located at entry has dry rot present repair/replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner non-op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not testing at time of the inspection.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 pm. no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. At the entry area not completed.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Owner please verify the carbon monoxide detector is apart of the alarm system.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).
1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay
1.1 Living Room/Living Room Present
Pre-call: 510-292-9558 Gated area.

2/27/17- owner will be out of town- inspection reschedule from 3/2 to 3/14/17 1-4pm. Alay
1.1 Living Room/Living Room Present
2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant remove all clutter from garage area and make a clear path to the backdoor and garage door. Potential fire hazard.
1.1 Living Room/Living Room Present
11/21/16-Changed the insp from 11/22 to 12/02-per owner-tenant not available on the 22nd-M.L

10/25/16-Pre-Call 30m prior-415-259-7515-Changed the insp from 11/03 to 11/22-owner-out of town-M.L
4.6 Other Rooms/Celing Condition
The ceiling has some small cracks and should be address. Pass with comment.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
12/16/16-Changed insp from 12/20 to 01/17-per owner-has to order a new window for the unit- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space door.
7.4 Heating and Plumbing/Water Heater
No access to the hot water heater. I will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show owner thought the inspection was for 02/28/17.

510-697-4097
11/17/16- Inspection reschedule from 11/29 to 12/13/16 11-2pm. Alay
Please inspect before 1:30pm. 30 min notice 510-697-4097
10/6 - Tenant insists on being present rescheduled 10/19 11-2.

1.4 Living Room/Security
1. Repair screen door for patio door very hard to open without going off track.

2. Weather strip patio door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (LOCATED IN THE SUN ROOM ALSO MASTER BEDROOM TESTING HOT NEUTURAL REVERSE). CHECK ALL 3 PRONG OUTLETS.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (check all).

3.3 Bathroom/Electrical Hazards
Automatic light switch damage repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.

Backyard = Evidence of infestation.

Ants in the front of the unit on the window seals and frame. Must exterminate.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-22-16 Owner would like you to be there at 1:00PM

1.1 Living Room/Living Room Present
1 hour pre-call :510-547-7955 or 510-355-6971

2/28/17- something came up owner no longer available on the 10th - inspection reschedule for 3/8/17 11-2pm. ALay
No entry @ 12:30 pm the tenant did not receive a notice.
2/15/17- owner needs a Friday apt- inspection reschedule from 2/21 to 3/10/17 1-4pm. Alay

1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 30m prior-510-367-5603-requested by owner- M.L
No show @ 10:11 am no one home.

pre-call: 510-741-3222 Debbie

12/2/16- need more time to notify tenant- inspection reschedule from 12/8/16 to 12/14/16 11-2pm. Alay
12/14/16- Inspection was rescheduled for wrong date of 12/16/16- confirmed with Debbie for new date of 12/28/16 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discoloration present on walls in the master bedroom repair/replace.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
pre-call 510-847-6966

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-10-17 R/S from 1-13-17 to 1-20-17 has to take daughter back to school

2.10 Kitchen/Stove or Range with Oven
All burners on stove non-operable without a match. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
I gave the owner a pre-call at 10:05 am no answer but I left a message for the 30 min. pre-call. I arrived at 10:48 and there was a painter painting the house and said a lady was inside. I knocked a few times but no one came to the door.

12/29/16-Pre-Call 30m prior-510-691-7771-requested by owner-2 units-changed the insp from 01/04 to 01/20-owner needs time to finish repairs-M.L
pre-call: 510-691-7771

No show owner stated the tenant was in the hospital and have to reschedule.

10/4/16- tenant not available - reschedule from 10/6/16 to 10/14/16- will have to check with tenant. Alay

11/8/16- Inspection reschedule from 11/10 to 11/29/16- conflict with tenant schedule. Alay

2.10 Kitchen/Stove or Range with Oven
Rear left burner non operable repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Inside a carbon monoxide detector inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace screens on all sides of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Backdoor security gate is torn and is a cutting hazard repair or replace.

1.1 Living Room/Living Room Present
12/27 Moved from 12/28 to 1/20. Tenant and Owner unavailable.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to backdoor. (Check All outlets).

4.10 Other Rooms/Smoke Detectors
Each bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-12-23-16 R/S from 1/11/17 to 1/20/17 owner will be out of town Pre call 510-710-7710

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1 hr precall 510-206-0083

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

1.1 Living Room/Living Room Present
1/4- Pre call 30min 925-550-6673. Owner not available on 1/11. Moved from 1/11/17 to 1/26/17 11-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
01/03/17-Pre-Call 30m prior-510-295-5199 requested by owner-Changed the insp from 01/06 to 01/26-tenant is out of town-M.L
CH-12-12-16 R/S from 12-22-16 to 1-6-17 owner and tenant will be out of town

1.1 Living Room/Living Room Present
CH-1-31-17 R/S from 2-7-17 to 2-28-17 owner said repairs are not done
01/06/17-Call 415-717-7704 1 hr before arrival-Changed the insp from 01/20 to 02/07-per owner-tenant just had a baby-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must provide 1 hour pre-call: 415-309-0435

No show @ 1:45 pm no one home.

No show @ 1:20 no one home green house black security gate.

1.3 Living Room/Electrical Hazards
2nd fail 03/07/17. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located where the adaptor is plugged in.

3.3 Bathroom/Electrical Hazards
BATHROOM DOWNSTAIRS TESTING HOT NEUTRAUL REVERSE. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Inspect 5243 Burlingame Ave instead of 5239 Burlingame
This is a section 8 unit. The owner will select a different one to be inspected. They will call the office.
02/15/17-Pre-Call 30m prior-916-342-7954-per owner-M.L

No show @ 9:50 am no one home. Security gate blue trim.
2/17/17 Site doe NOT have a security gate. Do not count 1st attempt.
3/1/17- unit on file is Section 8- 5243 Burlingame will be inspected. Inspection reschedule from 3/10 to 3/27. Handy man out of town, will provide access. Alay

1.1 Living Room/Living Room Present
CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 2 9:35 am no one home.

CH 1-11-17 R/S from 1-11-17 to 1-26-17 do to tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 9:30 owner needs to reschedule.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home dog barking inside.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch boards are very weak and soft. Possible dry rot underneath. Repair or replace.

1.1 Living Room/Living Room Present
1/24/17- owner needs more time to coordinate repairs with tenant. Inspection reschedule from 2/8/17 to 2/16/17 9-12pm. Alay
2/8/17- contractors does not understand repair list- waiting on clarification from inspector- reschedule from 2/16 to 3/1/17 9-12pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located left of the sink.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/09/17-Pre-Call 1hr prior-510-697-6020-per owner-Changed insp from 02/28 to 03/01-Owner needed AM Inspection- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/10/17-1 hr precall 510-206-0083-Changed the insp from 02/13 to 03/01-per Kathy-extra time for repairs due to weather- M.L
12/27 - PM called repairs not complete per contractor need more time move to 2/13 from 1/4.MW
10/12/16-Pre-Call 30m prior-510-206-0083-Changed the insp from 10/18 to 10/26-Owner out of town- M.L

1.8 Living Room/Floor Condition
1. The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Located in the hallway floor is very soft.

2. Living room floor boards are uneven some are raised which is a tripping hazard. Check all floor boards throughout the unit. Repair or replace.

3.7 Bathroom/Wall Condition
repair wall by shower and sink damaged

1.1 Living Room/Living Room Present
No show @ 10:35 am no one home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step has soft wood/dry rot repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also the front yard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:13 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Front and back heaters.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one answered the door. Cars and trucks in the front driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Doorbell doesnt work the tenant needs one. Pass with a comment.

1.1 Living Room/Living Room Present
No show @ 11:25 am no one home. Red Honda in the front.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present in the bedroom next to the kitchen.

1.1 Living Room/Living Room Present
CH-2-16-17 R/S from 2-24-17 to 3-1-17 due to owner will be out of town
30min pre-call: 510-579-0767

2.10 Kitchen/Stove or Range with Oven
Left rear burner non operable repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

1.1 Living Room/Living Room Present
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.
1.1 Living Room/Living Room Present
No entry @ 12:07, a lady walked outside as I asked her if she knew about the re-inspection and she said no English and walked away a got into her car and drove off.

No show @ 1:15 no one home. Front entry light on inside the house.

No show @ 12:25 pm no one home.

CH-11-17-16 R/S from 11-18-16 to 12-2-16 tenant out of country
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.
1.1 Living Room/Living Room Present
No show @ 9:05 am no one home.
8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 11:43 no one home cat in the window.
1.1 Living Room/Living Room Present
No show @ 11:45 no one home. Brown house.

3/3/17 - inspect last of day on 3/9/17!!!!!!! Pre call 650-235-0227
2.3 Kitchen/Electrical Hazards
1. GFI left of sink non operable repair or replace. Check all three prong outlets.

2. Underneath the sink the cover plate is missing for the outlet must replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Bathroom heater non op repair or replace.
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L
1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.
3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
02/08/17-Pre-Call 30m prior-510-704-3777-Insp originally scheduled for 02/08-Inspector thought it was cancelled-re-scheduled for 03/03-Insp was confirmed with tenant-M.L

30min pre-call: 415-516-3741

11/28/16- owner will be out of town for holiday- inspection reschedule from 12/16 to 1/3/16 11-2pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/17/17-Pre-Call 30m prior-510-684-7335-per owner-Changed the insp from 02/22 to 03/03-Owner still out of town- M.L
02/03/17-Pre-Call 30m prior-510-684-7335-per owner-Changed insp from 02/06 to 02/22-he is out of town at this time-M.L

Owner out of country until 11/10/16. Rescheduled from 9/15 to 11/14. MW

2.5 Kitchen/Window Condition
Window has a small crack repair or replace.

1.1 Living Room/Living Room Present
CH-2-21-17 R/S from 3-1-17 to 3-3-17 due to no one will be there Pre call 415-609-8725
No show @ 1:00 pm owner had to go to the doctor.

CH-11-30-16 R/S from 12-29-16 to 12-28-16 owner will be there on the 28th gated ares # 1014 PH# 415-609-8725

1.1 Living Room/Living Room Present
2/27- Call 30min prior 702-488-5892 spoke with Meena property manager needs to move inspection from 2/28 to 3/3/2017. Tenant will be available for inspection.

CH-1-17-17 Pre call 45 min prior 415-519-1515

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (If the dryer is gas).

1.1 Living Room/Living Room Present
Please give precall 5102368366 to PM (office opens at 8:30am)

1.1 Living Room/Living Room Present
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366
1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.
2.10 Kitchen/Stove or Range with Oven
1. Oven non operable repair or replace.

2. Replace all drip pans on stove.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Re chalk the bathtub dark discoloration present.
4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backdoor step needs repair or replace. Tripping hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
Front door screen is damage repair or replace.
1.5 Living Room/Window Condition
The window pane is cracked in the living room on the right side needs replacing.
1.1 Living Room/Living Room Present
No show @ 10:20 am no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
2.10 Kitchen/Stove or Range with Oven
Left and center burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. No power for outlet located next to the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 11:10 owner not ready for the inspection today.

CH-12-1-16 R/S from 12-16-16 to 1-6-17 due to tenant will be out of town per owner Pre call 510-235-0445
2.11 Kitchen/Refrigerator
The owner is remodeling the entire house but the refrigerator he ordered had not arrived yet.
1.1 Living Room/Living Room Present
Pre call 1 HR prior 415-260-3328
CH-2-10-17 R/S from 2-24-17 to 3-6-17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer is missing a part for proper connection to vent out repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture non-operable repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.
1.1 Living Room/Living Room Present
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
1.1 Living Room/Living Room Present
No entry @ 11:28 am the tenant had no notice for the inspection.
1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 20 min prior 510-914-3740
No show @ 11:40 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.
2.1 Kitchen/Kitchen Area Present
1. Replace all drip pans on stove.

2. Tenant clean stove and microwave also screens for the exhaust fan. Very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.
1.1 Living Room/Living Room Present
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-415-509-8926 or 510-978-6655 **go to office for access** -per owner-for nxt insp-M.L No show @ 11:22 am. no one present.

CH-1-10-17 R/S from 1-23-17 to 2-16-17 do to tenant out of town til mid February

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 230 Sanford Ave**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 145 1st St**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717
** Inspect 139 4th St #B**

1.1 Living Room/Living Room Present
pre-call: 510-406-0717

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
2/3 spoke with owner moved from 2/27 to 3/7. MW

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-30-17 Pre call owner 510-388-2859 has 2 units

3.3 Bathroom/Electrical Hazards
Bathroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom downstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Carbon monoxide detectors non operable repair or replace).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show@ 11:25 no one answered the door. Grey truck /SUV in the driveway.

No show @ 12:20 pm on one home. Grey house.
1.1 Living Room/Living Room Present
No show @ 11:30 no one home.

No show @ 12:30 pm brown house white gate porch light was on. No one home.
1.1 Living Room/Living Room Present
CH-2-27-17 R/S from 3-3-17 to 3-7-17 owner states tenant will not be there that day. Pre call 510-672-5378

Pre-call: 510-672-5378
CH-1-9-17 R/S from 1-10-17 to 1-12-17 do to owner is sick

2/27/17- tenant will not be available this afternoon- reschedule from 2/27/17 to 3/3/17 9-12pm. Alay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
03/08/17-Pre-Call 30m prior-510-295-3020-per owner-Gated Complex- M.L
No show@ 11:15 am the front gate was locked no access to the unit. No one present for the inspection.
2.3 Kitchen/Electrical Hazards
1. GFI Not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hallway).
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/7 - Precall note did not make it to franks drivesheet. Resched for 3/8/17 per JC.
No show @ 10:15 am. no one home. I also went to unit # 419 managers apt. but no one answered the door.

Must call Eric 510-376-5694 30 min before arrival. Eric must be present for inspection. He lives is apt. 419 if he is not at unit to be inspected at time of arrival.
CH-1-17-17 R/S from 1/18/17 to 1/26/17 repairs are not done
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside basement).

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

1.1 Living Room/Living Room Present
CH-1-24-17 R/S from 1-25-17 to 2-7-17 due to tenant will be out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (AT ENTRY BUT CHECK ALL OUTLETS).

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:44 the tenant told me the owner knows nothing about any inspection.

No entry @ 10:06 the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-4-17 R/S from 1-19-17 to 2-8-17 do to owner is looking for contractor. Pre call 510-235-6085

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet its loose at the base.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:44 tan house burgundy car in driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non op repair or replace, also missing screen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Back bathroom: Sink Clogged.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 pm tenant not home.

11/29/16- tenant is only available on Th or F, inspection reschedule from 12/12/16 to 12/2/16 1-4 PM. Alay

1.1 Living Room/Living Room Present
No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

1.1 Living Room/Living Room Present
No show @ 11:48 am no one present for the inspection. Gated community no access.

No show @ 1:40 pm.

1.1 Living Room/Living Room Present
No entry @ 1:00 pm. the tenant did not receive a notice.

No entry @ 11:34 am. the tenant stated they did not receive any notice for the inspection.

1/25 Owner will be submitting documents to amend inspection. Moved inspection from 1/31 to 2/21 MW

1.1 Living Room/Living Room Present
No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean stove, oven, overhead microwave very dirty and greasy.

2. Owner replace drip pans on stove present ones are damaged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.
1.1 Living Room/Living Room Present
3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.
1.1 Living Room/Living Room Present
No show @ 9:10 a.m no one present the unit is vacant.

No show @ 9:15 am no one present the unit is vacant.

No show @ 9:20 am Brown townhouse unit appeared to be vacant.
1.1 Living Room/Living Room Present
This is a section 8 unit arrived @ 10:00 a.m. the tenant had a inspection from Hud Section 8.

This is a section 8 unit arrived @ 9:40 am.

No entry @ 11:10 am the tenant had no notice for an inspection for today.
1.1 Living Room/Living Room Present
12/27 Spoke w/owner rescheduled from 12/29 to 1/25. MW
2/21/17- owner will be out of town- returning 3/5/17- inspection reschedule from 2/28 to 3/10 9-12pm. Alay
1.1 Living Room/Living Room Present
12/09/16-Pre-Call 30m prior-510-691-1809-Changed the insp from 12/20 to 01/06-Owner going out of town-M.L
2/10/17- reschedule request- owner has given permission for tenant to call to reschedule. ALay
2/13/17- no call back from tenant- auto schedule for 3/1/17 11-2pm. Alay
2/22 - Owner called and moved inspection to 3/10 from 3/1.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The upper fence is damage in the backyard repair/replace.

1.1 Living Room/Living Room Present
No entry 1:20 pm the tenant was not home and the owner did not have a key to the unit.

1.1 Living Room/Living Room Present
No show@ 10:25 am no one home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
This unit is currently in remold @ 1:10 pm.
No tenants.

Complaint inspection - pre call to tenant Noemi Molina 30 min B4 415-378-6471 or 415-378-6391

1.5 Living Room/Window Condition
Broken window on side of the house also window frame has some dry rot present.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Center bedroom but check all outlets throughout the house.

4.4 Other Rooms/Security
Door knob for bedroom door is loose and needs to be tighten.

4.6 Other Rooms/Celing Condition
Garage area downstairs: Roof is leaking and water is entering the garage area also the floor is wet/puddle of water present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one home. White SUV parked in the driveway.

CH-1-9-17 Pre call 30 min prior 510-652-1252

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to table.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. MOUNT CO2 DETECTOR.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 3-1-17 to 3-10-17 gated area gate code #0877 pre call 510-508-5320

01/24/17-Pre-Call 30m prior-510-508-5320-A Must-Use Gate Code- #0877- M.L
No show @ 11:30 am no one present for the inspection gated community no entry. I gave a pre-call at 10:05 and left a message but no call back. Once I arrived I called again at 11:30 am but no answer.

No show @ 3:20 no one present for the inspection. Gated community.
No show @ 12:25 I gave a pre-call but no call back and no one present for the inspection. Gate was close no access.
CH-11-9-16 Pre call 30 min prior 510-599-0088

12/30/16- 1:23pm- spoke with tenant- said no one came by- provided her number and gate code: #0877 and 510-508-5320. Alay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat control knob missing, must replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.1 Living Room/Living Room Present
02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
02/10/17- Changed the insp from 02/21 to 03/13-per owner-Owner is out of state & needs more time for the repairs- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The door for the crawl space is damaged. Repair or replace.

2. Remove all hot water heaters from the backyard and all other clutter.
1.1 Living Room/Living Room Present
2/17/17 per Soco, owner needs additional time to complete repairs, moved to 3/13
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).
1.1 Living Room/Living Room Present
No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call: 510-507-1491

2/23/17- owner needs additional time to make repairs to stove- ordering parts - inspection reschedule from 2/28 to 3/10/17 9-12PM. Alay
2.10 Kitchen/Stove or Range with Oven
Two front burners non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Downstairs kitchen outlet testing hot neural reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside the basement; Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/27/17- need more time for repairs- inspection reschedule from 2/27/17 to 3/13/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan non operable repair or replace. Also screen is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
First and third bedroom smoke detector wires are exposed. Possible fire hazard repair or replace.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Front yard.

8.1 General Health and Safety/Access to Unit
Front door deadbolt is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-2-28-17 R/S from 3-22-17 to 3-13-17 due to owner will be out of town mail out notice
02/02/17-Pre-Call 30m prior-415-618-9768 per owner-changed insp from 02/09 to 02/22-Tenant not available on the 9th- M.L

12/27/16- owner will be out of town from 1/12/17 to 2/5/17. Please reschedule inspection for after 2/5/17. ALay

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose located next to the sink.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L

1.1 Living Room/Living Room Present
03/14/17-Per owner-changed the insp from 03/31 to 04/28-Tenant not available-2 units scheduled-353 25th St-M.L

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay

2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.

3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Living room/kitchen/bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

1.1 Living Room/Living Room Present
The address is 642 15th ST.

2/9/17 pre-call 1 hour ahead 415-218-3062 owner requested earlier date move from 2/21 to 2/13.

No entry @ 11:05 am the tenant stated they had no notice for the inspection. Yellow house.

No entry the tenant did not receive a notice ETA 1:35 P.M.

1.1 Living Room/Living Room Present
1/5- Pre call 30min 510-229-0783 tenant is out of the country and owner will not be available. Moved from 1/23 to 2/13 9am-12pm. Notices mailed out.

1.1 Living Room/Living Room Present
1/17/17-Changed insp from 01/31 to 02/13-Per owner-M.L need to reschedule, tenant is out of town, returning 2/1. Owner will call back with dates tenant will be available. Alay

2.10 Kitchen/Stove or Range with Oven
Tenant clean screen vents for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
218-B Unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

1.1 Living Room/Living Room Present
This is address 224-A unit.

CH-2-7-16 Pre call 650-296-3880 1 HR prior

4.10 Other Rooms/Smoke Detectors
1. Cover hole for old smoke detector exposed wires.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-7-16 Pre call 650-296-3880 1 HR prior

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
no show @ 1:10 pm no one home. Brown house.

5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

1.1 Living Room/Living Room Present
CH-1-26-17 R/S from 1-25-17 to 2/14/17 due to tenant is out of town Pre call owner Frank 916-531-5965

12/9/16- owner going out of country 12/14/16 to 1/10/17, tenant will also be out of town. Advised inspection will be scheduled for after 1/10/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior stair rail is loose and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21/17- owner is requesting more time for repairs- inspection reschedule from 2/24 to 3/14/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Right front burner non-operable repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration needs repainting.

3.7 Bathroom/Wall Condition
Repair wall hole. (Located by the shower head).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Left rear bedroom ceiling has dark discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant must remove all clutter and hazardous items from garage. Must have a clear path to exit.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner must remove the pole that is blocking access to enter the garage with a vehicle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source. Not space heater.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

2. Oven not working repair or replace.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Re-chalk sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove deadbolt locks from bedroom doors.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. also front yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Both heaters non operable repair or replace. Space heaters not exceptable.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove abandoned car from backyard. Clean front and backyard.

1.1 Living Room/Living Room Present
02/24/17-Pre-Call 30m prior-510-233-3990-Per P.Mngr-Changed the insp from 03/06 to 03/14-Mngr not available on the 6th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

1.1 Living Room/Living Room Present
CH-4-20-17 R/S from 4-28-17 to 5-9-17 tenant are still out of town
pre-call; 510- 585-6713
No show @ 3:45 pm yellow house a lady came to the door and opened and closed the door.
3/14/17- according to email from Soco- inspection reschedule request from 3/16/17 to 4/28/17. 1-4pm Alay

1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Tenant remove foil paper from stove top. Fire hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.3 Kitchen/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
01/04/17-Pre-Call 30m prior-510-658-4800-requested by owner-Changed the insp from 01/23 to 02/07-Owner needs extra time for repairs- M.L
3/7/17- neither tenant nor owner available for inspection - unit reschedule from 3/9/17 to 3/15/17 1-4pm. Alay

1.1 Living Room/Living Room Present
3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
PLEASE INSPECT 5534 JEFFERSON C NOT B.

1.1 Living Room/Living Room Present
30min pre-call: 510-221-7023

1.1 Living Room/Living Room Present
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-17-17 need to change time to 9:00AM - 12:00 and would like a pre call
01/23/17-Pre-Call 30m prior-510-685-7709-Changed the insp from 01/25 to 02/16-owner had a family emergency-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
No show @ 10:20 p.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one present for the inspection.

No show @ 9:15-9:30 no one present gate locked. Painter outside had no key for entry.

No show @ 10:06 am..I gave a pre call and left a message what my ETA was but no one was present and front gate was locked no access to unit.

02/02/17-Call 510-932-6088-Liz for access-Gated Complex-M.L

No show @ 9:50 Brown house the gate was locked no access to the unit.

1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one home.

No show @ 10:30 no one home or present for the inspection.

No show @ 9:30 no one home.

No show @ 1:15 no one home. Brown town house green front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
For inspection on 4/17 please call owner 510-693-1247 before inspection to give ETA requesting inspection as close to 11 oclock as possible.
03/17/17-Per Lalenya-P.Mngr-Please do the re-insp right at 11AM-If possible- M.L
No show @ 1:10 p.m. no one home or present for the inspection. Corner brown house.

CH-3-1-17 R/S from 3-9-17 to 3-13-17 tenant need to be there for inspection can only do Mondays
Tenants need to be present for inspection. Only available on Mondays moved to 2/6 from 1/13. M.L.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner non operable repair or replace.

2. Screen for exhaust fan is missing must replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Left bedroom door was locked will need to check at the next re-inspection.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 45m prior-707-373-0643-Changed the insp from 03/10 to 03/17-Owner had problems with fan-Last re-schedule-M.L

CH- 2-13-17 R/S from 2-17-17 to 3-10-17 owner has that day off Pre call 707-373-0643
02/06/17-Pre-Call 30m prior-707-373-0643-Gated complex-Changed the insp from 02/13 to 02/17-Owner not available on the 13th-M.L
Pre-call: 707-373-0643- gated please call for entry.

No show @ 11:32 no one present for the inspection gated community.

12/19/16- owner not available - reschedule from 1/5/17 to 1/6/17 11-2pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Light fixture in the center bathroom non-operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-17

1.1 Living Room/Living Room Present
03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
Call 30min prior 510-367-0848

1.1 Living Room/Living Room Present
Call 1hr prior 510-701-2685

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Owner stated she has already ordered the part for the repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
2/3/17- unable to make repairs on fencing due to weather- Need inspection for after 3/15/17. Call back with available dates - 925-330-4772. ALay

2.10 Kitchen/Stove or Range with Oven
Screens for exhaust fan need cleaning or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
(Install inside basement): Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The Backyard fence is falling down also badly damaged and needs repair or replace.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.3 Living Room/Electrical Hazards
Living room (3) outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. CHECK ALL OUTLETS.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.1 Living Room/Living Room Present
Pre-call 30 minutes B4 to 510-541-3864 or 510-233-2945

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non -op repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Broken tile pieces need replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken and missing pieces of tile at entry walkway needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame has dry rot and chipped wood repair/replace.

1.1 Living Room/Living Room Present
02/03/17- Owner called -she will contact the tenant & see if he is available on this date & call us bck -M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay

1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.

2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:15 pm gate has a pad lock on it.

CH-12-27-16 R/S from 1-12-17 to 1-27-17 owner will be out of town in china will be back 2-13-17

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Light fixture missing in bathroom needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair holes in ceiling.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
02/16/2017, The owner is requesting that the next re-inspection would be from 9-12 am. She will notify the office about her request per owners statement to me.

1/10-Pre call 1hr 925-890-6393 and owner request for you to make her very last on the route. Owner needs to re-schedule due to weather not permitting. Moved from 1/18 to 2/16 1-4pm.

1.1 Living Room/Living Room Present
No show @ 2:30 pm no one home.

CH-1-30-17 R/S from 2-2-17 to 2-17-17 owner unable to make- Mail out notice

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
2/21 - Spoke with owner unit repairs not completed due to owner being out of country and unable to contact repairman at this time. Moved inspection from 2/24 to 3/20. MW

3.12 Bathroom/Tub or Shower
Re-chalk toilet loose at the base.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling leaks.

5.2 Secondary Rooms/Security
1. Remove double keyed lock on door leading to the garage and replace with a thumb turn style deadbolt lock.

2. Tenant: I will need access to inspect the garage area at the next re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants coming from behind the GFI in the bathroom.

1.1 Living Room/Living Room Present
2/21- PRE CALL 30MIN PRIOR 510-235-7070. Spoke with Kathy and repairs have not been completed due to the weather. Needs 30day. Advised her I can move it out to 3/20/2017 1-4pm. Kath confirmed date and time.

02/03/17-Pre-Call 1 hr. prior-510-206-0083-Requested by Kathy-P.Mngr-Changed insp from 02/07 to 02/22-exterior work-waiting on weather to improve-M.L

12/16/16-Pre-Call 1 hr. prior-510-206-0083-Requested by Property Mngmt- M.L

3.7 Bathroom/Wall Condition
Repair wall located by the sink peeling paint present.

4.3 Other Rooms/Elecrtical Hazards
Located in the laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and window frames in the front of the house needs to be repainted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the driveway.

1.1 Living Room/Living Room Present
CH- 12-29-16 R/S from 1-13-17 to 1-25-17 do to owner cant get off work. Pre call 510-846-5866
2/23/17- tenant is currently out of town- returning mid March- inspection reschedule from 2/28/17 to 3/20/17 11-2pm. ALay

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (GFI not testing correctly).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

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CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.1 Living Room/Living Room Present
03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
pre-call: 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

1.1 Living Room/Living Room Present
03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
no show @ 12:30 pm no one home. Orange and white house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace closet doors in bedroom currently off inside the hallway.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.

3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Pre-call tenant for access: 510-932-8247, call owner for back up -803-648-0910

No show @ 11:15 am no one home. Brown house red door.

No entry @ 12:00 pm the tenant did not receive a notice for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets. One testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install inside basement: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install inside basement: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back step is broken and is a tripping hazard and needs replacing. Also replace all slip grips to prevent falls when wet.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No show @ 11:50 am no one home. Brown house.

No show @ 10:05 no one home blue truck in the back of the house.

3.7 Bathroom/Wall Condition
Dark discoloration present on the walls and ceiling needs repair and repainting.

4.7 Other Rooms/Wall Condition
Hallway floor has a lot of moisture present. The tenant has also stated some items of shoes and clothing has cause damage to her belongings. There is a smell of mildew coming from underneath the floor. Please check.

6.3 Building Exterior/Condition of Roof and Gutters
Flooding present in the backyard and sides of the house. Proper drainage is required.

6.4 Building Exterior/Condition of Exterior Surfaces
Mildew present on the entire front of the house needs to be removed.

1.1 Living Room/Living Room Present
01/23/17-Pre-Call 30m prior 510-230-3290 per owner-Changed the insp from 01/30 to 02/21-unit needs repairs-not done due to the weather-M.L
CH-1-4-17 R/S from 1-10-17 to 1-30-17 due to repairs not done do to weather

2.12 Kitchen/Sink
Garage sink: Faucet damaged/leakage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all bedrooms.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock and replace with a thumb turn style dead bolt.

8.2 General Health and Safety/Exits
Remove double keyed lock and replace with a thumb turn style dead bolt.

1.1 Living Room/Living Room Present
30 min pre-call: 510-847-2867

1/9/17- owner is going out of town from 1/26 to 2/17/17- inspection reschedule from 2/2/17 to 2/21/17 9-12pm. Alay

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-2-17-17 Pre call 415-310-1756 gated area
No show @ 9:25 am no one present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/15/17-Changed the insp from 02/15 to 02/22-Per owner-forgot to notify the tenant of the inspection-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install inside the basement).

7.4 Heating and Plumbing/Water Heater
Cover for hot water heater is missing must replace.

1.1 Living Room/Living Room Present
CH-2-24-17 R/S from 2-27-17 to 3-7-17 owner ordered stove but wont be there til 3-4-17 or 3-6-17
3/3/17- delay on order - needs another two weeks- inspection reschedule from 3/6/17 to 3/22/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner non operable repair or replace.

2. Exhaust fan missing screen must replace.

3.3 Bathroom/Electrical Hazards
Rear bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Gated Complex
Changed ins per owner from 03/10 to 03/22-owner out-of-town-M.L
No show @ 10:00 am no one present for the inspection. Front gate locked.

No show @ 9:40 am the gate was locked. Blue car in front.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Rear right burner not testing repair or replace.

2. Tenant clean stove.

3. Replace missing screen for exhaust fan.

3.7 Bathroom/Wall Condition
Wall is discolored needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Owner occupied.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
1. Dimmer light switch is missing and needs replacing. Cut hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.
6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI Bad.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show @ 9:44 am brown house no answer.

1.1 Living Room/Living Room Present
No show @ 9:30 am yellow/green house.

1.7 Living Room/Wall Condition
Repair hole in wall.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

1.1 Living Room/Living Room Present
No show @ 2:00 pm grey house white security gate. no answer.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L

1.1 Living Room/Living Room Present
No show @ 2:10 pm yellow house no one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.1 Living Room/Living Room Present
03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.
3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.
4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.
4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.
4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.
8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.
1.1 Living Room/Living Room Present
Call with ETA requested by owner 510-527-3240 or 510-725-2683 at least 1 hr notice.
1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW
1.1 Living Room/Living Room Present
03/27/17-Changed the insp from 04/11 to 04/18-Owner is out-of-town on the 11th- M.L
1.1 Living Room/Living Room Present
Please call owner 30 minutes before arrival 415-608-3998
1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay
1.1 Living Room/Living Room Present
No show @ 10:15 no one home.

No show @ 10:20 no one at home.
5.3 Secondary Rooms/Electrical Hazards
Overhead light fixture inside laundry room is non-op repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair fences missing boards present repair or replace.

2. Rear Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail: Provide Heat Source.
1.1 Living Room/Living Room Present
30min pre-call: 510-773-0850, and call for access.

No show @ 11:20 no one present for the inspection. Gated community.
8.1 General Health and Safety/Access to Unit
Security gate at entry is torn. Repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All bedrooms.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Complaint inspection - pre-call to tenant Monica Sanders 30 min B4 510-890-6052

8.3 General Health and Safety/Evidence of Infestation
No present evidence of infestation. The tenant stated the property management does have routine extermination but still has concerns.
1. Exterminate for roaches.
2. Exterminate for rats, mice.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail 02/23/17: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also inside the basement.

4.10 Other Rooms/Smoke Detectors
2nd fail: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
01/05/17-Pre-Call 30m prior-510-734-7588-per owner-1st inspection of the day-she has an apt @10AM- M.L

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
12/20/16- tenant works retail- will not be available - reschedule from 12/29/16 to 1/13/17 1-4pm. Alay

1.1 Living Room/Living Room Present
03/06/17-Pre-call 30m prior-510-409-8330-Changed the insp from 03/10 to 03/27-Per owner-tenant is sick- M.L
CH-2-23-17 R/S from 2-24-17 to 3-10-17 owners contractor is sick- mail out notice

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Weather strip the backdoor air gap present.

1.1 Living Room/Living Room Present
Owner was present for the inspection and stated it is a section 8 unit and inspected by the Housing Authority @ 12:00 PM

3/16- Spoke with owner needs to re-schedule. Not able to make it on 3/22. Moved from 3/22 to 3/27 9am-12noon. 415-370-9193

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

1.1 Living Room/Living Room Present
Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.1 Living Room/Living Room Present
30min pre-call: 415-235-0368

3/28/17- owner is not available on 4/5/17-inspection reschedule for 4/17/17 1-4pm. Alay

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

1.1 Living Room/Living Room Present
No show @ 12:45 pm no one present for the inspection. Gated community.

Gated- must call for access: 408-218-6666
No show @ 2:39 pm no one present for the inspection.

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR Pre call 415-336-9001

1.1 Living Room/Living Room Present
CH-3-28-17 R/S from 4-10-17 to 4-14-17 per owner can not get off work has to be on a Friday. Pre call 1 HR prior 510-388-6441

1.3 Living Room/Electrical Hazards
right wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
N show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

1.1 Living Room/Living Room Present
No show @ 2:13 pm white house and white security gate. No one home.

2.10 Kitchen/Stove or Range with Oven
1.Right rear burner non working repair or replace.

2. Clean or replace screens for exhaust fan very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-22-17 to 3-28-17 owner has doctor appt. Pre call 510-525-2291
02/06/17-Pre-Call 30m prior-requested by owner-510-525-2291-Changed the insp from 02/17 to 02/21-owner not available on the 17th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.
8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.
1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
30min pre-call: 510-236-8366
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/28- Pre call 30min prior 510-508-8399 Spoke with owner and stated items in the backyard still needs to be repaired. Sent text to Frank not to go to unit. Moved from 2/28 to 3/29 1-4pm.

01/18/17-Changed the inspection from 01/23 to 01/24-per owner-tenant not available on the 23rd-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence front and in the backyard is damaged repair or replace.
1.1 Living Room/Living Room Present
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one home. Grey house.

1.1 Living Room/Living Room Present
No show @ 12:50 pm

1.1 Living Room/Living Room Present
pre-call: 510-932-0196 - 3/10/17- convo with owner- tenant said no one arrived for inspection. Advised another inspection will be scheduled. Alay

no show @ 9:27 am no one home.

01/04/17-Changed the insp from 01/12 to 02/07-Per owner-tenant not available on the 12th-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No entry the tenant had no notice for today. No work completed @ 12:45 pm.

No show @ 11:10 am no one home. Van in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non op repair or replace.

2. Screen for exhaust fan is missing must replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:35 pm., no one present the unit is vacant.

1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

1.1 Living Room/Living Room Present
The tenant was not at home and the owner did not have the key to the security gate. No access.

1.1 Living Room/Living Room Present
pre-call: 650-347-2448
I inspected 128 19th ST as requested by the office instead of 1530 Maine Ave.

Please inspect 128 19th St instead of 1530 Maine St.**

2/27/17-1530 Maine this is a section 8 unit, owner emailed proof. Another unit must be selected for inspection - 128 19th St selected. Alay

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.

Please call owner 30 min notice to meet them for access 510-816-9005

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

1.1 Living Room/Living Room Present
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
No show @ 12:30 pm Brown house no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.
1.1 Living Room/Living Room Present
No show @ 11:40 am no one present gated community.

4/6/17 - NS changed to RS due to owner information error
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.1 Kitchen/Kitchen Area Present
Screens for the exhaust fan is missing needs to be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 12:30 pm no one at home. Brown house.

Unit updated as Section 8
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
1.1 Living Room/Living Room Present
3/30/17 - City reported this is being converted to a commercial property. Inspection cancelled and fees refunded.
1.1 Living Room/Living Room Present
3/31 Frank called with owner present and requested inspection be done today. Changed inspection date from 4/18 to 3/31MW
The tenant was not at home and the owner did not have the key to the security gate. No access.
1.1 Living Room/Living Room Present
30min pre-call: 51-520-0750

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Located next to the TV also missing cover plate. Replace all damage outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Moved from 4/4 to 4/11.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-11-17 owner has Dr appt

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
Call 510-262-0351 1 hr before arrival give ETA and 1st property to meet PM at for inspection.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-5-17 to 4-21-17 owner states tenant is moving out
CH-3-17-17 R/S from 3-21-17 to 4-5-17 owner unable to be there

1.1 Living Room/Living Room Present
12/21/16 owner repainting house but contractors will not do work until March 2017. Rescheduled to 4/3/17

4.10 Other Rooms/Smoke Detectors
Install a smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (UPSTAIRS).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the frame of the house that needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Repair/replace broken tile pieces on the steps leading to the unit.

1.1 Living Room/Living Room Present
Owner: 415-637-9619
CH-12-9-16 R/S from 12-12-16 to 12-21-16 per owner

1/25/17- weather related extension granted for April 3, 2017. Sending letters. Alay

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling and walls it needs to be repaired also repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
02/16/17-Pre-Call 30m prior-925-382-9033 or 510-689-6671-Requested by owner- M.L

No show @ 2:00 pm no one home. dogs barking at the front door.

8.1 General Health and Safety/Access to Unit
Owner the tenant would like a new doorbell present one is damaged.

8.2 General Health and Safety/Exits
2nd fail 03/01/17. Remove all double cylinder keyed locks from both backdoors and replace with a thumb turn style deadbolt lock.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave door and exhaust fan is cracked repair or replace.

2. Replace drip pans.

2.12 Kitchen/Sink
Faucet damaged/leakage.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
03/06/2017, unable to check the smoke detectors in each bedroom, the room mates were not home no access.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Entry way: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
CH-4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
03/10/17-Pre-Call 30m prior 510-691-9179-by owner-changed the insp from 03/14 to 03/31-Extra time to finish repairs-M.L
No entry the tenant stated they did not receive any notice @ 10:30 am.

2.10 Kitchen/Stove or Range with Oven
02/13/17, fail no work completed. Left front burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed.
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.2 Secondary Rooms/Security

Repair damage security gate for hot water closet. The door nob is damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs is missing unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.
1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381
1.1 Living Room/Living Room Present
Owner was present and stated this is a section 8 unit and will let the City know.

03/20/17-Changed the insp from 03/23 to 03/24-per owner-needed afternoon apt- M.L
4/4/17 - owner faxed proof unit is section 8. Cancel inspection for 4/14/17 Alay
1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
1.1 Living Room/Living Room Present
CH-Pre call 510-406-0717 has 2 unit on route
1.1 Living Room/Living Room Present
CH-4-4-17 Pre call 510-406-0717 has 2 units on rout
1.1 Living Room/Living Room Present
pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
CH-4-4-17 owner call at 2:12pm would like 1 HR pre call 510-734-7202
1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.

pre-call: 510-206-0083
1.1 Living Room/Living Room Present
pre-call: 510-206-0083

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I spoke with the owner before the inspection and he stated he is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

1.1 Living Room/Living Room Present
04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
4/5 - Tenants moving out. Owner requested reschedule so she has time to revamp property. Moved to 5/10. MW

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
CH-4-5-17 Pre call owner 510-847-0123 has 2 units

1.1 Living Room/Living Room Present
Section 8 unit

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

1.1 Living Room/Living Room Present
04/05/17-Pre-Call 30m prior-650-450-1195-Requested by Sheryl-P.Mngr - M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.

1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-4-6-17 R/S from 4-7-17 to 4-27-17 per owner tenant is very sick. Pre call 209-337-5605

1.1 Living Room/Living Room Present
4/6/17- PM requested more time to complete repairs - inspection reschedule from 4/25 to 5/2/1711-2pm. ALay

1.1 Living Room/Living Room Present
No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

1.3 Living Room/Electrical Hazards
Entry door outlet: A missing and/or cracked coverplate presents an electrical hazard.

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/6 - Owner called and needs more time to get ceiling repaired. Moved inspection from 3/14 to 4/6. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.8 Kitchen/Floor Condition
The step at the backdoor leading from the kitchen has a gap and needs repair. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Owner: 330-609-0344
3/10/17- need more time for repairs, inspection reschedule from 3/27/17 to 4/6/17 1-4pm. Alay
1/24/17 **CHANGE INSPECTION TIME TO 1-4PM** Alay

2.10 Kitchen/Stove or Range with Oven
1.Three burners on stove non operable repair or replace.

2. Fan light cover not present repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Master bedroom wall is discolored and needs repainting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the walkway needs repairing. Tripping hazard.

8.2 General Health and Safety/Exits
Backdoor to deck is damage large hole repair or replace.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17/17- need additional two weeks for repairs- inspection reschedule from 3/20/17 to 4/6/17 11-2pm. Alay

2.10 Kitchen/Stove or Range with Oven
Exhaust fan dirty and greasy must clean or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:30 am no one home.
4/12/17- **4102 Florida is Section 8- Please inspect 4104 Florida Ave instead.**
Owner is out of town- returning on 5/18- inspection scheduled for 5/22/17 9-12pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

6.3 Building Exterior/Condition of Roof and Gutters
Repair or replace falling gutters.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Replace flex connection with copper pipe.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show @ 11:05 am no one home unit number is 2329 upstairs brown units.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.
4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.
8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.
1.1 Living Room/Living Room Present
CH-4-7-17 R/S from 4-10-17 to 4-27-17 owner lives in LA and will be out here on the 27th
1.1 Living Room/Living Room Present
Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
CH-4-7-17 Pre call 510-390-0629 owner has 2 units on route
1.1 Living Room/Living Room Present
04/07/17-Changed insp from 04/11 to 04/27-per owner-had to order a part for the oven-M.L
1.1 Living Room/Living Room Present
04/07/17-Pre-Call 30m prior-510-758-8604 requested by owner-Changed the insp from 04/14 to 05-03-Tenant not available on the 14th-M.L
CH-3-30-17 R/S from 4-5-17 to 4-14-17 tenant unable to take off work that day per owner
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.1 Living Room/Living Room Present
No show @ 9:30 am yellow house green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.
1.1 Living Room/Living Room Present
No entry @ 10:25 am the tenant had no notice.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two knobs for stove are missing must replace.

1.1 Living Room/Living Room Present
No show @ 1:35 pm unit is upstairs no one home.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 415-793-2090

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

1.1 Living Room/Living Room Present
No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock on front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
30 min pre-call: 510-548-8530
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
1.1 Living Room/Living Room Present
No show @ 11:30 am no one at home.

No entry @ 9:50 a.m. The tenant stated they had no notice for the inspection today.
4/11/17- owner rescheduled two units from 4/18 to 4/24/17 1-4pm. Alay
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call gated area 415-730-4368
CH-3-22-17 R/S from 3-29-17 to 4-12-17 per owner tenant is out of town and repairs are not done. This is the final time

1/31 - Owner called and rescheduled due to being out of town. Moved inspection from 2/13 to 3/7
No show @ 11:32 no one present for the inspection gated community.

3/7/17- tenant currently in hospital, no one available for inspection - reschedule 3/7/17 to 3/29/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Left front burner non operable repair or replace.

2. Microwave handle is missing repair or replace.

3. Remove foil from all burners possible fire hazard. Replace all drip pans.
3.7 Bathroom/Wall Condition
Towel bar is either damage repair or replace.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-4-11-17 Pre call 1 HR prior 510-237-3908 x 114
1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.
2.3 Kitchen/Electrical Hazards
Outlet next to the refrigerator: Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.
1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16
4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI: Loose outlet presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.
8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

2.8 Kitchen/Floor Condition
Torn linoleum also a large hole in the wall where rats and mice are coming in and out of.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater. Three dogs in the backyard. One dog bit me in the leg when going out with the owner to check.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Upstairs smoke detector is missing in hallway with exposed wires present must cover. There is a working smoke detector present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.6 Kitchen/Ceiling Condition
There is a hole in the ceiling where the tenant states water is coming inside the unit when it rains. Needs repair. Owner should also check for leaks on the roof.

4.3 Other Rooms/Elecrtical Hazards
Kids bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1HR prior 510-381-4992
No show @ 10:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
All burners on stove non operable without a match repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Check All).

1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
CH-4-12-17 Owner request pre call 30 min prior 510-828-5556 has 2 units

1.1 Living Room/Living Room Present
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All throughout the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not working repair or replace.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.
1.1 Living Room/Living Room Present
No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
2.12 Kitchen/Sink
Leak present underneath the sink needs repair.
2.7 Kitchen/Wall Condition
Repair damaged kitchen drawers.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 1:50 pm no one at home.

No show @ 12:53 pm no one at home.

No show @ 11:20 white house no one at home.

1/19/17- owner just had foot surgery need bed rest- inspection reschedule from 1/30/17 to 2/16/17 9-12pm. ALay
1.3 Living Room/Electrical Hazards
Repair or replace light switch dimmer in dining room knob is missing. Cut hazard.
2.10 Kitchen/Stove or Range with Oven
Tenant clean overhead exhaust fan also screens are very greasy.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.1 General Health and Safety/Access to Unit
Front door knob is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:40 pm brown house no one at home.
2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 10:30 no one home brown units.
1.1 Living Room/Living Room Present
No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.
1.1 Living Room/Living Room Present
No show @ 2:45 pm no one at home grey house.

No show @ 10:45 am no one home. Grey house.
1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861
2.10 Kitchen/Stove or Range with Oven
1. Replace damaged drip pans.

2. Clean or replace screen for the exhaust fan very greasy.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.1 Kitchen/Kitchen Area Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.
1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.
1.1 Living Room/Living Room Present
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 1:55 pm no access to unit gated community.

03/23/17-Changed the insp from 03/29 to 04/14 per owners request-not available on the 29th-M.L
No show @ 2:36 pm no one present for the inspection. Gated community no access.

No entry @ 2:20 pm no one present for the inspection. Gate locked no access.

No entry @ 1:35 pm no one present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay
2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Damaged wires present an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence and gate need repair. Gate is hard to open also the fence in the back is falling.

6.3 Building Exterior/Condition of Roof and Gutters
Gutter on left side of house is damage repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 10:00 am no one at home. Orange and white house.

no show @ 12:30 pm no one home. Orange and white house.

4/17/17 - owner proof that parcel is for sale. Received after 1st inspection attempt

1.1 Living Room/Living Room Present
No show @ 9:10 am no one present for the inspection no access gated community.

No show @ 1:50 pm no one home.

No show @ 12:30 pm no one present for the inspection. Gated community no access to enter complex.

1.1 Living Room/Living Room Present
No show @ 9:25 am dogs in the front.

No entry @ 11:30 am green house. The tenant did not receive any notice for a inspection for today.

1.1 Living Room/Living Room Present
No show @ 11:44 am no one home.

No entry @ 10:30 am the owner did not have the key to open the door.

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 11:50 am no one at home, brown house white gate at front door.

1.1 Living Room/Living Room Present
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
30min pre-call: 401-881-7912
04/17/17-Changed the insp from 04/21 to 05/23-per owner-Needs extra time for exterior repairs - M.L

1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
pre-call: 510-847-6966, leave message if no answer
Please inspect 716 18th St instead of 706 18th St

2.10 Kitchen/Stove or Range with Oven
Rear burner also stove non operable repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-847-6966

2.10 Kitchen/Stove or Range with Oven
1. Two burners on stove non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI Not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-6-17 Pre call 30 min 510-236-8366

1.1 Living Room/Living Room Present
The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 11:49 am no one there. A lock box is on the front door. The last re-inspection the tenant said she was moving out.

No show @ 1:20 pm no one home.

No show @ 11:30 am the tenant had to leave for work.

No entry the tenant was at home but did not receive a notice for the inspection @ 9:10 a.m.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not on the outside of bedroom.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

1.1 Living Room/Living Room Present
12/16/16-Changed the insp from 12/29 to 01/04-per Property Mngr-not available on the 29th-M.L

3.3 Bathroom/Electrical Hazards
02/13/17, fail no work completed. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
02/13/17, fail no work completed. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 4-17-17 owner will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
1.1 Living Room/Living Room Present
04/17/17-Pre-Call 1hr prior-per owner-415-756-6438-Owner coming from S. Francisco- M.L
1.1 Living Room/Living Room Present
No show @ 11:00 am the tenant stated she did not receive a notice.

4/11/17 - proof of Section 8 received.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.1 Living Room/Living Room Present
03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
4/18/17- Tenant has family emergency, out of the country until 5/19/17- inspection reschedule from 4/25 to 5/25/17 11-2pm. Alay
1.1 Living Room/Living Room Present
I saw the owner and he said,this is a owner occupied unit. He said he sent over the proof to the City.

4/17/17- postponing inspection to 5/5/17 - utility bill received, but still waiting on written statement from owner. Alay
1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
4/12/17- owner will be out of town- inspection reschedule from 4/28/17 to 5/8/17 11-2pm. ALay
4/18 - owner called to request reschedule for unit upgrades. Moved from 5/8 to 6/5. FINAL RESCHEDULE. MW
1.1 Living Room/Living Room Present
No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.
1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken and needs replacing.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call: 510-233-5000
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

2.12 Kitchen/Sink
Faucet Water Pressure Low. Not functioning correctly.

1.1 Living Room/Living Room Present
2/23/17- received email reschedule request -inspection reschedule from 3/8/17 to 3/15/17. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW

4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.

2.10 Kitchen/Stove or Range with Oven
Repair or replace peeling paint on stove overhead exhaust fan. Also clean or replace screen.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820

2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 2:06 pm Tan house grey trim no one home.

2/27 - Owner called in a moved inspection to 3/29 due to tenant availability.
02/15/17-Pre-Call 30m prior-510-508-5408 or 510-406-0146-Requested by owner-M.L

CH-1-9-17 R/S from 1-24-17 to 2-17-17 do out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:35 front gate was locked no one there for the inspection.

No show @ 11:05 am no one home.

No show @ 11:15 am no one present for the inspection. front iron gate was locked no access.

No show @ 11:40 am.

1.1 Living Room/Living Room Present
No show @ 1:55 pm no one present for the inspection. Gated community.

No show @ 12:35 pm no one present for the inspection. Gated community.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. dining area.

2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Laundry room/basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some bubbling present and needs repair.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin mother-in law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
4/19- pre-call; 510-507-1189 Spoke with owner Austin. Mother In-law passed away. Moved from 4/21 to 5/9 1-4pm.

pre-call; 510-507-1189

3/31/17- owner not available on 4/4/17- inspection rescheduled for 4/21/17 11-2pm. Alay

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has some discoloration and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice

1.1 Living Room/Living Room Present
CH-4-21-17 Pre call 510-579-0955
No entry @ 12:05 pm The tenant stated the owner called the office to reschedule the appointment due to a roof leak that needs to be repaired.

3/6- Owner rescheduling due to roof damage may need more time for repairs due weather related issues. His contractor has been postponing repair and they are working to get it done. Moved inspection to 4/6 new notice mailed. MW.
No show @ 10:37 am Brown house no one home.

1.1 Living Room/Living Room Present
Pre call 30min prior 510-965-7524

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

1.1 Living Room/Living Room Present
04/21/17- Re-Inspection-If problems arise call 510-228-8446- M.L
No work completed as of 01-17-2017 stated by the tenant.
2/24/17- owner needs an additional week for repairs - reschedule from 2/27/17 to 3/10/17 11-2pm. Alay

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

1.1 Living Room/Living Room Present
30min pre-call: 510-508-0721
1/31/17- owner is out of town reschedule from 2/2/17 to 3/13/17 11-2pm. Alay

1.7 Living Room/Wall Condition
Dark discolored walls in living room, needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Dark discolored walls inside bedroom needs cleaning and repainting.

1.1 Living Room/Living Room Present
pre-call owner: 707-319-7681
No show @ 10:17 no one present gate locked no access.

No show @ 11:34 no one present for the inspection.

No show @ 11:30 am no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one downstairs or combo smoke and carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-2-14-17 R/S from 2-17-17 to 3-20-17 owner will not be in town

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 12:15 pm no one present for the inspection. I spoke to the owner he said he did not get a notice for the inspection.

02/28/17-Pre-Call 1hr prior-510-295-9320-Gated complex-Requested by owner-2 units-M.L

1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Replace missing stove burner knob for stove.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
04/21/17-Pre-Call 30m prior-510-917-1297-requested by owner-Changed insp from 06/01 to 06/02-Time Frame for AM Instead -M.L
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
1.1 Living Room/Living Room Present
moved from 4/27/17 to 4/24/17 there is some one there to day to let inspector in
No entry tenant not home @ 10:30 am

CH-3-20-17 R/S from 3-30-17 to 4-6-17 due to owner has another appt.
1.1 Living Room/Living Room Present
04/24/17- Pre-Call 30m prior-510-295-9528-requested by P.Mngr-Changed the insp from 04/26 to 05/08-M.L
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Expose wires present.

2. 2. GFI not testing correctly repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.
1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

1.1 Living Room/Living Room Present
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

1.1 Living Room/Living Room Present
No show @ 12:40 p.m. brown house no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.

2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.

2.3 Kitchen/Electrical Hazards
GFI not working by the stove where the stove should be plugged into. Repair or replace.

4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the property manager said it was not on his list for today. Tenant not at home no key for entry.

1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.1 Living Room/Living Room Present
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-915-1615-per Tom-P.Mngr-3 units scheduled -M.L

1.1 Living Room/Living Room Present
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

2.8 Kitchen/Floor Condition
Repair/replace cracked tile pieces on the floor, cutting hazard.

3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.

2.3 Kitchen/Electrical Hazards
Located by the microwave: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the exhaust fan.

4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.

1.7 Living Room/Wall Condition
Peeling paint on wall needs repair. Also missing molding for sides.

4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.

8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFI not testing repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 1:24 p.m. the tenant said they had no notice.

1.1 Living Room/Living Room Present
4/14- owner has been sick and tenant is not available. Moved from 4/17 to 4/25 1-4pm. Notices mailed out.

1.2 Living Room/Electricity
No power for outlet at entry. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base. Needs repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove all clutter inside garage. Potential fire hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor step needs a tack strip. Trip hazard.

1.1 Living Room/Living Room Present
03/14/17-Pre-Call 45m prior-925-260-7360-Requested by owner-coming from Lafayette-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

3.5 Bathroom/Window Condition
skylight will not close repair

1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L

1.8 Living Room/Floor Condition
Tack strip for entry floor is missing. Cutting hazard repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.

8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

4.3 Other Rooms/Elecrtical Hazards
Upstairs outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

3.7 Bathroom/Wall Condition
Wall is damaged located next to the toilet and needs repair.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
pre-call: 30 min prior 510-260-6566
No entry @ 9:50 am., the owner did not have the key to the unit and the tenant was not home for the inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-27-17 Owner wants a pre call 20 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

1.1 Living Room/Living Room Present
PRE CALL 30MIN PRIOR 510-237-1738
3/31 - Owner called to confirm contractor will begin work in 2 weeks and needs 4-5 days to complete repairs. Moved from 4/3 to 4/27. MW
03/31/17-Unit was pulled from the route-ok per Jennifer-Owner meeting with new contractor on 04/03-will call-estimation of repairs being done to re-schedule-M.L
CH-2-28-17 R/S from 3-1-17 to 4-3-17 Repairs not done maint. man just got back and is back up on repairs mail out notice
CH-2-13-17 R/S from 2-16-17 to 3-1-17 owner repairs not done
2/6- PRE CALL 30MIN PRIOR 510-237-1738 Owner called in to re-schedule. Her maint. guy has a family emergency and needs another week. Moved from 2/8 to 2/16 11am-2pm.

CH 12-21-16 Pre call 30 min prior 510-237-1738
12/16/16-Not able to reach owner-scheduled 2 weeks out-Mailed Notices- M.L
12/12/16-Owner called @8.12AM- to cancel inspection- no one available for the inspection today-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Each bedroom repair/replace.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Wtr. Htr. = Missing Exhaust Vent.

8.1 General Health and Safety/Access to Unit
Front door damaged and doesnt close secure. Repair or replace. Also needs to be weather-strip.

8.2 General Health and Safety/Exits
Backdoor: Also needs to be weather-strip.

1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
1.3 Living Room/Electrical Hazards
Living room and bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
All three prong Outlets throughout the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 12:48 pm no one home yellow house white security gate.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.
1.1 Living Room/Living Room Present
No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.
1.8 Living Room/Floor Condition
Repair missing step in kitchen, tripping hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show @ 10:45 am no one home.

No show @ 10:20 am no one home.
4/14/17- owner has emergency- need to reschedule - inspection reschedule to 4/27/17 11-2pm. ALay
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front entry tripping hazard.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located right under the window.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice
1.1 Living Room/Living Room Present
4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country
2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.1 Living Room/Living Room Present
3/14/17- owner has a death in the family, will be out of the country for a month- Inspection reschedule from 3/20 to 4/28/17 9-12pm. Alay
2.10 Kitchen/If No Stove
All burners on stove non -op at time of inspection repair or replace.
3.7 Bathroom/Wall Condition
2nd bedroom wall and ceiling has dark discoloration needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Bedroom carpet torn repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in front driveway needs to be repaired. Tripping hazard.
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.
1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Broken concrete in the garage tripping hazard needs repair.
1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Light switch dimer in dining room is cracked and needs replacing. Cut hazard.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/3- PRE CALL 30MIN PRIOR 510-685-5958. Owner will be out of town. Re-schedule from 2/17 to 2/22/2017 11am-2pm.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
Tenant clean garage and remove all clutter and make a clear pathway for emergency exit.

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

1.1 Living Room/Living Room Present
05/01/17- Changed the insp from 05/04 to 05/24 per owner-waiting for a part for the stove- M.L

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Replace or clean screens for exhaust fan very greasy.

2.3 Kitchen/Electrical Hazards
Left side of the kitchen outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall are discolored and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Repair damage gate in front of the house.

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 PLEASE BE THERE BETWEEN 10AM-11AM. TENANT HAS DOGS.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858

1.1 Living Room/Living Room Present
5/1 - Rescheduled from 5/3 to 6/2 tenants unavailable.MW
No show @ 11:50 am no one at home, brown house white gate at front door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Upstairs

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI bad repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-17-17 R/S from 3-21-17 to 3-24-17 owner out of town

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by backdoor.

2. GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
1st bathroom: Damaged outlet presents an electrical hazard.

2nd bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan non operable repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working without a match. Repair replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backstairs have loose steps tripping hazard needs repair/replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-21-17 R/S from 3-24-17 to 3-27-17 owner states tenant out of town

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
5/3- Spoke with property manager needs to re-schedule. Not able to get a hold of the tenant and they wouldnt be able to give access to inspector. Moved from 5/3 to 6/1 11am-2pm.

No show @ 11:46 am no one at home, grey truck in the driveway.

No show @ 12:05 pm pink house. Grey truck and car in the driveway.

1.1 Living Room/Living Room Present
pre-call (home) 510-232-4527 or cell at 510-375-2983

1.1 Living Room/Living Room Present
05/02/17-Pre-Call 30m prior-510-910-0589-Requested by owner- M.L

No show @ 1:15 p.m. orange house white trim, fence in the front unable to enter gate. I knocked on the window but no one came outside.

3.3 Bathroom/Electrical Hazards
GFI testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Two bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom light switch is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all debris from backyard.

1.1 Living Room/Living Room Present
30 min call ahead 707-759-3858. Requesting inspection be done before 1pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove non operable repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.5 Other Rooms/Window Condition
Left bedroom blocked egress must have a clear path to the window.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the garbage can area.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets in each bedroom.

3.6 Bathroom/Ceiling Condition
Repair/repaint ceiling dark discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.

4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments. May need to be rescheduled to July from June due to surgery.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is greasy and needs cleaning or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-A. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair o replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
No show @12:09 pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Unit to be inspected is 30-C. Call owner 1 hr before arrival 415-706-6344 he will be present for inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add to bedroom.

1.1 Living Room/Living Room Present
CH-3-30-17 R/S from 4-5-17 to 4-3-17 pre call 1 HR prior 510-798-6933

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-17 R/S from 3-28-17 to 4-3-17 Pre call 818-636-9289 mail out notice

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

No show @ 1:40 pm brown house no one at home.

2.3 Kitchen/Electrical Hazards
One GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no access to unit the front and side gate were locked.

No entry @ 1:15 pm. The tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 9:31 a.m. no one at home.

No show @ 10:45 am no one at home.

No show @ 10:30 am no one home.

No entry @ 11:28 am the tenant had no notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I was able to enter behind someone coming into the complex and rang the door bell and knocked but no one was at home.

1.1 Living Room/Living Room Present
No show @ 11:05 a.m. no entry.

No entry @ 11:17 am The owner was present and said he has summited the proof to the office.

5/8/17 - proof from city, unit is family occupied

1.1 Living Room/Living Room Present
pre-call: 510-206-0083

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all throughout the entire unit.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show @ 9:50 a.m. no one home. Dogs barking.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. A girl came to the front door but refuse to put away the dogs and told me they wont bit. I asked if she could please put them away and she slammed the door in my face.

No show @ 9:14 no one answered the door no one at home.

CH-2-22-17 R/S from 2-28-17 to 3-14-17 due to owner mother pass away. mail out notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean garage its filled with clutter possible fire hazard.

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
3.3 Bathroom/Electrical Hazards
1. GFI not testing in both bathrooms upstairs and downstairs.

2. Upstairs bathroom: Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.
8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.
8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.
1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant
1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay
2.10 Kitchen/Stove or Range with Oven
Right rear burner non operable repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.1 Living Room/Living Room Present
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.6 Living Room/Ceiling Condition
Living room ceiling has peeling paint and needs repair also repainting.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

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CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-23-17 to 5-10-17 tenant can not be there on 5-23-17. Owner pre call 1 hr prior 510-282-9427

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-7-17 owner states tenant has Wednesdays off

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

2.10 Kitchen/Stove or Range with Oven
Repair two non operable burners on stove or replace.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

1.1 Living Room/Living Room Present
No show @ 10:29 a.m. no one home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L

1.5 Living Room/Window Condition
Living and kitchen front window has old iron bars that are not removable in case of fire or other emergency. Owner needs to either replace with iron release bars or simply remove them from the windows.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

2.3 Kitchen/Electrical Hazards
GFI not testing in kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:43 a.m. no one at home.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

1.1 Living Room/Living Room Present
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one home.

03/03/17-Pre-Call 30m prior-510-882-5301-Per owner-Changed the insp from 03/06 to 03/10-2 Units-Owner wants to be present for the inspection- M.L

1.1 Living Room/Living Room Present

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 12:23 p.m.

The pre call phone number has been disconnected and no longer in service Verizon. No one present for the inspection @ 11:20 am

CH-2-24-17 Pre call 510-375-2350
No show @ 1:45 pm.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence boards on back patio needs repair or replacing. Not secured also some dry rot present.

7.4 Heating and Plumbing/Water Heater
Tenant remove paper items away from hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-28-17 to 5-8-17 tenant will be out of town

1.1 Living Room/Living Room Present
4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.

No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.

1.1 Living Room/Living Room Present
5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/9 - Moved inspection from 6/14 to 6/16. MW

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFIS in each bathroom not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 9:27 a.m. no answer green building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.

1.1 Living Room/Living Room Present
4-26-17 R/S from 5-1-17 to 5-9-17 PM call said skylight will be in on 5/1/17
3/24 PM called to reschedule from 3/29 to 5/1 due to skylight special order and installation. MW
No show @ 1:10 p.m. no answer yellow house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.1 Living Room/Living Room Present
No entry the tenant was home but the chain lock was on from the inside and the maintenance guy could not get into the unit.

1.1 Living Room/Living Room Present
4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one in each bedroom.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

1.1 Living Room/Living Room Present
4/12/17- owner not available on 5/8- inspection rescheduled to 5/10/17 9-12pm. ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
1. Master bathroom outlets has no power.

2. GFI in the center bathroom not working repair or replace. Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said he did not receive a notice for the inspection from the landlord.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom downstairs not testing repair or replace.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Time Frame Instead- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.
1.1 Living Room/Living Room Present
04/25/17-Changed the insp from 05/01 to 05/10-per owner-extra time to finish repairs- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
05/11/17-Changed the insp from 05/24 to 06/09-Owner not available on 05/24-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. no one at home and there was a dog loose inside the unit.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove present ones are worn.
7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No entry @ 10:40 the top lock has been changed per maintenance helper for the inspections.
1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove items away from the hot water heater closet possible fire hazard.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing inside the hallway .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Tenant remove all items away from the hot water heater closet possible fire hazard.
8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.
8.1 General Health and Safety/Access to Unit
Strike plates are missing at the front door repair /replace.
1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
1.1 Living Room/Living Room Present
No entry the tenant wasnt home, dogs barking.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Remove the items from hot water heater closet.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. Hallway.
7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.10 Kitchen/Stove or Range with Oven
Left front burner missing.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

7.4 Heating and Plumbing/Water Heater
Remove the items from hot water heater closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not testing repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. the door was locked from the inside and maintenance could not enter the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry maintenance did not have a key for entry.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

1.1 Living Room/Living Room Present
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 PLEASE GO TO 628 CHANSLOR NOT 638 owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

1.1 Living Room/Living Room Present
5/12- CALL 30MIN PRIOR 510-260-6864 spoke with owner n/a re-schedule from 5/26 to 6/9 11am-2pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

3.7 Bathroom/Wall Condition
Replace missing towel bar in bathroom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Microwave is burnt at the top but does work owner should make sure it is not a potential fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater area possible fire hazard.
1.1 Living Room/Living Room Present
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector needs replacing.
1.1 Living Room/Living Room Present
No entry @ 11:40 a.m. no one home dogs inside.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light fixture leading downstairs from the unit is broken repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:55 a.m. the door was locked from the inside no answer.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.4 Living Room/Security
Patio door handle is broken and needs replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.1 Living Room/Living Room Present
05/16/17- Pre-call 30m prior-510-235-2244-Beth-Mngr or owner-714-791-2734- After 2PM-If Possible Gated Complex- M.L
No show @ 11:35 a.m. no one present for the inspection. Gated community and not able to enter the complex without the owner or the tenant present.

No show @ 2:00 p.m. no one present for the inspection. I did not see anyone waiting so I asked the HOA manager and said someone has to be present for me to enter the property and she knows nothing about a inspection and walked away.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-23-17 to 6-2-17 owner will be out of town
1.1 Living Room/Living Room Present
CH-5-16-17 Pre call 510-776-6066 Ansar
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the overhead microwave is missing and needs to be replaced.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
05/16/17-Changed the insp from 05/24 to 06/07-per owner-tenant not available on 05/24- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom is burnt on the top: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Bedroom is missing a smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to access the hot water heater due to a table and chairs blocking the door for entry. I will need access at the next re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is hanging and needs replacing. Expose wires.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.

4.3 Other Rooms/Elecrtical Hazards
The tenant is painting but needs to replace all cover plates for the light switches and plug outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

1.1 Living Room/Living Room Present
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
05/16/17-Call for access-30m prior-510-685-3667- M.L

1.1 Living Room/Living Room Present
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
Please call 510-409-4917 1 hr before arrival and give unit to inspect first(owner has 2 properties 2326 Roosevelt Ave and 1141 24th St)

1.1 Living Room/Living Room Present
due to owner reported issues with tenant, this inspection is being cancelled and switched to alternate unit 331 S 42nd St.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from the hot water heater possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector on the left side isnt working repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).

4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.

2.7 Kitchen/Wall Condition
There is shavings of wood from the cabinets and shedding onto the counter top and appliances. It needs repair or replacement.

3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. not able to enter the unit locked from inside.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector isnt working repair or replace.

8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.

3.13 Bathroom/Ventilation
Bathroom fan isnt secure to the ceiling repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector in rear bedroom is missing and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
5/18/17 inspection cancelled due to property being in escrow.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.

3.13 Bathroom/Ventilation
Both fans in each bathroom are not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Right bedroom also hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working properly temperature is not functioning as design repair or replace.

2. Replace all drip pans present ones are worn.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board boxes out of the hot water heater closet. Possible fire hazard.
3.7 Bathroom/Wall Condition
Replace missing towel bar inside left bathroom.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detectors not working repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
Right bathroom light fixture not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove all items out of the hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
1.1 Living Room/Living Room Present
Call 30min prior 925-818-8576
1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L
1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home or answered the door. BMW & Volvo parked in the driveway.

Tenant states no heat, no water and many other issues. Pre-call to tenant Lauda (510) 837-0495

5/19/17 - per Soco, inspection cancelled. City will handle
1.3 Living Room/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window must be openable and remain open without props. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3. Damaged wires present an electrical hazard.

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Dry rot present repair/replace.

2.8 Kitchen/Floor Condition
Kitchen floor needs a tack strip tripping hazard.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked correctly.

5.2 Secondary Rooms/Security
Garage door handle is broken and needs replacing.

6.3 Building Exterior/Condition of Roof and Gutters
The roof/ceiling in the garage is falling down and is a hazard. Should be removed and redone very dangerous.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Thermostat is broken and needs replacing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Garage area needs to be cleared and cleaned of all debris and clutter.

1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW

1.1 Living Room/Living Room Present
CH-5-19-17 Pre call owner 510-356-8860

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left side in the hallway.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.
2.10 Kitchen/Stove or Range with Oven
Left front and right rear burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.
4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.
4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on the stove all are worn.
2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Must call 510-913-4820 and give ETA on 5/25.
CH-3-24-17 R/S from 4-11-17 to 4-18-17 owner will be out of town Pre call 510-913-4820
2.10 Kitchen/Stove or Range with Oven
Rear right burner not repair or replace.
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 tenant will be out of town. Pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-30-17 to 6-22-17 per owner pre call 30 min prior 510-381-1580
1.1 Living Room/Living Room Present
CH-5-22-17 R/S from 5-25-17 to 5-30-17 due to owner can not get off work. Pre call 30 min prior 510-798-4448 gated area
1.1 Living Room/Living Room Present
Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-375-9292-Changed insp from 05/25 to 06/13-per owner-not available on the 25th-M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L
1.1 Living Room/Living Room Present
Please call 510-847-8721 and give Ryan(owners son) 1 hr notice.
1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Smoke detector inside main bedroom and carbon monoxide detector combo isnt testing and needs to be repaired or replaced) .
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.
3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-4-10-17 R/S from 5-3-17 to 5/22-17 having contractor to re-wire outlets
2.10 Kitchen/Stove or Range with Oven
Left front burner and right rear burner not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Center bedroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left front bedroom mirror is cracked and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side three prong outlet.

3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI in master bathroom not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has discoloration present that needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..

7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling discolored needs repainting.

8.1 General Health and Safety/Access to Unit
Security gate is badly torn and needs repair or replacing. Cutting hazard.

1.1 Living Room/Living Room Present
01/24/17-Pre-Call 30m prior-510-222-0487 or 510-638-7209-Changed insp from 01/31 to 04/06-per owners request-M.L

2.1 Kitchen/Kitchen Area Present
Left burner not working repair or replace.

3.5 Bathroom/Window Condition
Window in bathroom: Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Dark discoloration on ceiling needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on frame of house and eves need repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st bathroom sink is separating from the wall. Needs to be secured.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Old/Rotted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Turn deadbolt lock in garage around where the thumb turn is inside the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards

Through out entire unit. Check all three prong outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out entire unit. Check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/17- spoke with owner stated tenants are out of town and will not be back until 4/10 in the evening. Moved from 3/23 to 4/11 9am-12noon.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant cut grass and weeds in front and backyard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector not testing correctly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Peeling paint on walkway and stairs.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. I witness a large mouse or rat running from under the stove to a hole in the wall by the stove.

3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

2.11 Kitchen/Refrigerator
Present refrigerator isnt working properly. Owner needs to provide a working refrigerator for the tenant

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

1.1 Living Room/Living Room Present
5-5-17 CH-Per Jennifer I can do a R/S 5-8-17 to 5-22-17 mail out notice
4/24 - FINAL RESCHEDULE. Tenant in hospital moved inspection from 4/25 to 5/8.MW
04/14/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner- Changed the insp from 04/17 to 04/25-the tenant has a court date on 04/17- M.L

02/06/17-Pre-Call 30m prior-510-525-7985 or 510-846-0133-per owner-Changed the insp from 02/16 to 03/13-Owner requested extra time-tenant had leg removed-M.L

No entry the tenant stated he did not receive a notice for the inspection. Brown house @ 11:55

1/25/17- inspection on 1/12/17- should have been rescheduled- do not count towards re-inspection fee. Owner requested for inspection in Feb due to family emergency. Alay

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
GATE CODE ACCESS- #4231 PLEASE CALL 30MIN PRIOR 925-360-9525

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-508-6875-Gated Complex- Whitney - M.L

1.1 Living Room/Living Room Present
05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country

1.1 Living Room/Living Room Present
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

1.1 Living Room/Living Room Present
CH-5-23-17 Pre call owner 510-374-8653

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 5-31-17 to 6-30-17 both owner and tenant will be out of the country

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

1.1 Living Room/Living Room Present
CH-3-20-17 R/S from 3-28-17 to 4-11-16

4.10 Other Rooms/Smoke Detectors
Back bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also remove old mattress.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat. Heater must be working.

8.1 General Health and Safety/Access to Unit
Front gate is torn and needs repair or replace. Cutting hazard. Repair still has cutting edges and the owner needs to replace the gate or remove it.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
There is a large step approx. 2 feet from the front door which is a trip hazard. Owner you should have something to let people know there is a large drop leading to the driveway. Please put a strip across to let people know how far to go so they dont trip. Children present and live at this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one upstairs.

1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan on stovetop is very greasy and the screens are missing and grease is in the fan blades.

1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.

1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

2.12 Kitchen/Sink
Repair broken tile pieces on sink area, cutting hazard.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair.

1.1 Living Room/Living Room Present
30min pre-call: 510-313-0065

1.1 Living Room/Living Room Present
No show 2 12:17 pm Grey house white front door. The windows were open in the front. I knocked and rang the door bell but no one answered. Two vehicles in the driveway.

pre-call: 510-393-1861

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fences.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet door will not stay close and needs to be repaired or replaced.

2.12 Kitchen/Sink
Leak present underneath the sink needs repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 2 10;35 a.m. no one home.

No show @ 9:05 am no one home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for the fan its very greasy.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat cover for the heater.
1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one present I gave two pre calls before I came. The front gate was locked.

No show 12:38 p.m. gate lock. I gave a pre call at 11:44 a.m.

I spoke with the owner before the inspection and he stated he
is in the process of evicting the previous tenant and cannot do the inspection at this time . He will contact the office with further information.

03/21/17-Call 30min prior 415-532-4488 Owner-Changed the insp from 03/21 to 04/04-tenant not available-M.L
3/7-Call 30min prior 415-532-4488 Owner called the day of inspection and stated he and the tenant are not able to make it. Please re-schedule. Moved from 3/7 to 3/21 9am-12pm. Notices mailed out.

No show @ 2:15 pm yellow house no one home.
1.1 Living Room/Living Room Present
05/22/17- Pre-Call 30m prior-510-908-2000-Gayle -Inspection was missed on 05/22-Confirmed with owner/Inspector-M.L
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
FINAL RESCHEDULE moved from 6/2 to 6/30. UNIT MUST BE INSPECTED 6/30. MW
CH-4-21-17 R/S from 4-28-17 to 6-2-17 owner is rehab the house it is vacant 408-480-7850
CH-3-13-17 R/S from 3-24-17 to 4-28-17 owner will be out of town-mailed out notice
1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 415-301-8413

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call owner 510-220-5090 with est time

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit

1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
5/24 Owner called to postpone inspection due to tenants not available until mid July. Owner lives out of town. Moved from 6/6 to 7/19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.6 Living Room/Ceiling Condition
Smoke detector missing battery

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

2.12 Kitchen/Sink
Recaulk around sink

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
All Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also

1.1 Living Room/Living Room Present
CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

2.12 Kitchen/Sink
Faucet loose and missing aerator

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

2.10 Kitchen/Stove or Range with Oven
Repair / replace all burners to ignite as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.12 Kitchen/Sink
Missing aerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)

1.1 Living Room/Living Room Present
Cancel - property for sale

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-1-17 to 6-15-17 tenant is out of town. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Downstairs smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

1.8 Living Room/Floor Condition
Entry carpet torn at the door and it needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove burners are sparking when being lite and fire is not igniting properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Replace painted CO 2 downstairs not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom cover plate for the outlet is cracked and needs replacing. Located by the TV.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one at home green house.

1.1 Living Room/Living Room Present
05/09/17- Pre-Call 30m prior-510-378-6892-requested by owner-Changed the insp from 06/02 to 05/24-Owner out-of-town on 06/02- M.L
No entry at 9:45 a.m. the tenant said they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

1.1 Living Room/Living Room Present
CH-5-25-17 Pre call 30 min prior 510-898-1618

1.1 Living Room/Living Room Present
CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
Please call owner 30 min before arrival 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (missing on downstairs level)

1.1 Living Room/Living Room Present
5/23/17 no show at 2pm

4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly

1.6 Living Room/Ceiling Condition
Repair water damage to ceiling

2.10 Kitchen/Stove or Range with Oven
Repair / replace stove burners to ignite as designed

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

1.1 Living Room/Living Room Present
5/24/17 - tenant refused access stating owner should have requested a reschedule

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

2.10 Kitchen/Stove or Range with Oven
Install light bulb in range hood

1.8 Living Room/Floor Condition
cracked tile in entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.12 Kitchen/Sink
Install missing aerator

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath

1.1 Living Room/Living Room Present
No show yellow house, two cars in the driveway black and white. NO answer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
There are large nails in not hammered in at the front entrance either remove and hammer them into the wood. Cutting hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cracks in concrete needs repair in backyard near the garage door.

1.1 Living Room/Living Room Present
CH-3-24-17 R/S from 3-27-17 to 4-14-17 owner trying to get other owner to help in cost of shared fence

3/10/17- PM requested for an additional week for repairs- reschedule from 3/14/17 to 3/27/17 1-4pm. Alay

6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present around the window located on the side of the house.

1.1 Living Room/Living Room Present
03/06/17-Pre-Call 30m prior-510-680-0968-Changed the insp from 03/07 to 03/16-Tenant not available on the 7th-M.L

No entry @ 3:10 pm The tenant had no notice.

1.1 Living Room/Living Room Present
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-6-17 to 4-18-17 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
2.8 Kitchen/Floor Condition
Repair or replace broken tile piece at the entrance of the kitchen.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Laundry room/basement.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
30 min precall to 510-917-1297 or 510-526-4229
3/24 Spoke with owner rescheduled from 4/12 to 4/18. New notice mailed. MW
4.10 Other Rooms/Smoke Detectors
Repair or replace damaged smoke detector inside bedroom.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the bedroom.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
04/26/17-Pre-call 45m prior-510-420-1015-Changed the insp from 05/02 to 05/25-Owner needs extra time to finish exterior repair-M.L
03/13/17-Pre-call 45m prior-510-420-1015-If Possible after 3PM-Per owner-Changed the insp from 03/21 to 03/28-M.L
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for exhaust fan is greasy needs to be cleaned or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom: Bath Toilet Seat needs repair/replacement.
4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Dry rot present in the front of the unit. The eves are also has dry rot present. Needs repair/replacement.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Remove leaves or have removed from inside the heating vents in the family room. Check all vents for clean ventilation.
8.1 General Health and Safety/Access to Unit
Front security gate is damaged and needs replacing cutting hazard.

8.2 General Health and Safety/Exits
1. Patio door is damage and hard to open. Repair or replace.

2. Handle for the patio door is not correct and needs replacing. Cutting hazard.

3. Security gate for patio door casing is a cutting hazard and needs to be installed correctly. Hard to exit in case of a fire.

1.1 Living Room/Living Room Present
4/27- Spoke with Owner n/a moved from 4/28 to 5/25 11-2pm. 925-219-7896

03/06/17-Changed the insp from 03/07 to 03/21-per owner-Tenant not available on the 7th-M.L

No entry @ 3:20 pm no one home also a dog barking in the background. Orange color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
Please call owner 30 mins before arrival 510-504-4447

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

1.1 Living Room/Living Room Present
Please call Susan 510-232-2577 for entry to gate.
No show @ 1:30 no one present for the inspection. no access to enter the complex gated community.

1.1 Living Room/Living Room Present
5/25/17 - unit under construction

1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

1.1 Living Room/Living Room Present
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.

3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain

4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall and bedroom)

1.3 Living Room/Electrical Hazards
Missing globe on light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
No show @ 11:35 a.m. I spoke with the owner and she said she has to reschedule the appointment.

No show @ 1:00 pm I spoke with the property manager said they need to reschedule. She said she would contact the office. No one present for the inspection.

pre-call: 510-206-0083

1.1 Living Room/Living Room Present
CH-5-26-17 Pre call 510-206-0083
05/16/17-pre-call: 510-206-0083-P.Mngr-Changed the insp from 05/23 to 05/31-extra time to finish repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

4.8 Other Rooms/Floor Condition
Entry stair needs a tack strip for the floor tripping hazard.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:00 a.m. no one at home or present for the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

2.10 Kitchen/Stove or Range with Oven
Fan for the exhaust fan is very greasy and needs to cleaned or replaced.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

1.3 Living Room/Electrical Hazards
Living room GFI not testing repair or replace.

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. Grey building no one at home.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

4.6 Other Rooms/Celing Condition
Hallway attic door is damage and needs repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

1.1 Living Room/Living Room Present
CH-5-30-07 R/S from 6-9-17 to 6-16-17 tenant is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town

1.1 Living Room/Living Room Present
05/30/17-Changed the insp from 06/06 to 06/30-Owner-out of town- M.L

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 510-757-5046 gate code is #1328

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6-1-17 to 6-22-17 owner having surgery Pre call 30 min prior 510-301-2508 gated area

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-849-9816-requested by owner-2 units scheduled-same day-M.L
No show @ 12:45 p.m. no one at home no one present for the inspection. White building with a security gate.

1.1 Living Room/Living Room Present
05/30/17-Pre-Call 30m prior-510-236-8366-requested by Sylvana-Bartels -M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-342-5788-requested by owner- M.L

1.1 Living Room/Living Room Present
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

1.3 Living Room/Electrical Hazards
Living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to items blocking the outlets. I will needs access next re-inspection. Check all three prong outlets for the ground.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover is broken and needs replacing.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

2.10 Kitchen/Stove or Range with Oven
1. The screen for the exhaust fan is missing and needs replacing.

2. Left rear burner is loose and needs repair it does not fit securely repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

1.1 Living Room/Living Room Present
No entry @ 1:35 p.m. Front iron gate locked.

1.3 Living Room/Electrical Hazards
Dining room located by the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
All burners on stove and oven must lite without a match. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
05/31/17-Pre-Call 30m prior-Lori-415-939-1829-Gated Complex- M.L

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.1 Living Room/Living Room Present
CH-5-31-17 Pre call 1HR prior 415-819-3601

1.1 Living Room/Living Room Present
05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Canceled by the owner and the office.

CH-3-27-17 R/S from 4-4-17 to 5-31-17 still not done with the remodeling-would like a pre call 510-340-8467
No show @ 2:50 pm. no one home. White van in the driveway.

No show @ 1:40 tan house, white van in the driveway.

1/4/17-do not charge re-inspection fee. Postponing inspection- unit undergoing major remodeling, proof faxed and mailed. Moving inspection to early April, owner may need additional time. ALay

1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

4.10 Other Rooms/Smoke Detectors
Bedrooms: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

1.1 Living Room/Living Room Present
No show @ 2:35 p.m. no one at home green units.

1.1 Living Room/Living Room Present
No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Left side of the sink by coffee pot: Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 2:45 p.m. no one at home brown house.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base and needs to be secured.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387

4.3 Other Rooms/Elecrtical Hazards
All rooms through out the unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L

1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and screen vents very greasy.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

4.10 Other Rooms/Smoke Detectors
Replace bedroom smoke detector current one is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:43 p.m. no one present for the inspection gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

1.1 Living Room/Living Room Present
No show @ 12:41 p.m. owner went out to get lunch could not wait for he or she to return.

4/28- Owner and tenant n/a next available date is 5/25 but owner has an appt that day. Next is 6/1 11-2pm. Moved from 5/4 to 6/1 11am-2pm. Notices mailed out.

No show @ 10:15 am no one at home.

No show @ 2:13 pm white house and white security gate. No one home.

1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day

2.3 Kitchen/Electrical Hazards
1. GFCI not testing left side of the sink repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.

1.1 Living Room/Living Room Present
CH-6-1-17 Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
4/28- Spoke with the owner repairs to the roof are not competed. Still needs more time. The next available date is 6/2. Moved from 5/1 to 6/2 9am-12pm. Notices mailed out.

03/27/17-pre-call: 415-680-0946 per owner-Changed the re-insp from 04/03 to 05/01-Major repairs needed for the roof-M.L
No show @ 9:15 Tan house Burgundy car in the front. No answer knocked and rang the doorbell.
2/21/17- extension granted for early April due to roof repairs. Inspection reschedule from 3/9/17 to 4/3/17 1-4pm. Alay

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave non -operable repair or replace.

2. 2 burners on stove top non operable repair or replace.

2.8 Kitchen/Floor Condition
Floor damage in dining room repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.5 Bathroom/Window Condition
Window has dark discoloration present check all bathrooms. Needs repair.

3.7 Bathroom/Wall Condition
Wall damage in bathroom upstairs. Dark discoloration.

4.5 Other Rooms/Window Condition
3rd bedroom window leaks and has dark discoloration present. Repair or replace.

4.6 Other Rooms/Celing Condition
Childrens room ceiling has falling completely in the entry and a large hole is present. Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Roof has already collapse.

4.7 Other Rooms/Wall Condition
Wall discoloration in childrens room 3rd level: Needs repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

6.3 Building Exterior/Condition of Roof and Gutters
Roof is Ext. = Roof Leaking at Upstairs Bedroom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
1. Front door very hard to open and close repair or replace.

2. Remove double sided deadbolt front door and replace with a thumb turn style deadbolt. Also door knob is loose no security.

8.2 General Health and Safety/Exits
Backdoor: Remove double sided deadbolt front door and replace with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant clean and clear all clutter from garage area and make a pathway out in case of a emergency.

1.1 Living Room/Living Room Present
No show @ 11:20 A.M. no one answered the door. Red Honda in the driveway.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan on stove.

1.1 Living Room/Living Room Present
CH-5-3-17 R/S from 5-8-17 to 6-2-17 owner says repairs are not done. Advise owner that this is the last reschedule we can do
CH-2-14-17 R/S from 2-27-17 to 3-20-17 owner will be out of the country. Pre call 510-684-9938

4/17/17- owner will be out of town- inspection reschedule from 4/21 to 5/8/17. Alay

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Tenant clean garage and make a pathway for emergency exit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean and remove all clutter from the front of the driveway.

1.1 Living Room/Living Room Present
No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
correct ph# 510-236-8366

1.1 Living Room/Living Room Present
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.1 Living Room/Living Room Present
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.1 Living Room/Living Room Present
The unit is being remolded and under construction it will not ready until completed by workers. Owner will contact the office again. She will let the office know when the unit will be finished.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one strap.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L
1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Stove needs drip pans also clean or replace screens for exhaust fan very greasy.
1.1 Living Room/Living Room Present
CH-6-6-17 Pre call 30 min prior 510-612-0745
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. brown house no one at home.

CH-6-6-17 R/S from 6-15-17 to 7-12-17 tenant will be out of town
5/18- owner will be out of town. Moved from 5/23/2017 to 6/15/2017 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
06/06/017-Changed the insp from 06/09 to 06/21-per owners request-Tenant not available on 06/09- M.L
1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in bedrooms.
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home.
1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.
1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.
1.1 Living Room/Living Room Present
4/24- Spoke with owner and needs more time on repairs. Still trying to replace the window which would be a special order. Said its very hard to find the type of window they need. Moved from 5/23 to 6/6 1-4pm.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the heater. I will need access at the next inspection.
8.1 General Health and Safety/Access to Unit
Front door window is broken and needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Center bedroom.
1.1 Living Room/Living Room Present
04/07/17-Changed the insp from 04-12 to 04-21-Owner not available for the 12th- M.L
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants present inside the kitchen around the faucet area.
1.1 Living Room/Living Room Present
No entry the tenant stated she had no notice @ 11:12 am.
4/7/17- owner will not be available for- inspection reschedule from 4/14 to 4/21 11-2pm. Alay
1.1 Living Room/Living Room Present
Pre call Ben 1hr 626-695-0788
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L
1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet. No power.
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
1.7 Living Room/Wall Condition
Repair hole in wall.
2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.
3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L

1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

1.1 Living Room/Living Room Present
5/26/17 - no entry, fire in unit, owner in process of getting bids

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
5/26/17 - no entry, tenant ill

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.

1.8 Living Room/Floor Condition
Repair / replace broken tile

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch

1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit

3.6 Bathroom/Ceiling Condition
Repair water damaged ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard

1.1 Living Room/Living Room Present
3/28 Owner called to request inspection on 4/21 due to living out of state and will be in town that weekend. Moved from 4/4 to 4/21. MW

2.3 Kitchen/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms, Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-3-17 R/S from 4-14-17 to 4-21-17 tenant has doctor appt
No show @ 2:00 pm grey house white security gate. no answer.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-27-17 R/S from 4-6-17 to 4-21-17 due to owner will be out of town Pre call 510-541-8536

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.

1.1 Living Room/Living Room Present
4/27 - tenant called has a conflicting schedule moved inspection to 6/6 from 5/2. MW
3/15/17- owner is not able to take time off work- inspection reschedule from 3/24/17 to 3/29/17 9-12pm. ALay

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

1.3 Living Room/Electrical Hazards
Entry outlets on each side of the wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

3.3 Bathroom/Electrical Hazards
Bathroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater downstairs thermostat not working needs to be replaced.

2. Provide Heat Source. Upstairs heater not working repair or replace.

4.4 Other Rooms/Security
1. Small hole in the bedroom door that needs repair.

2. Missing door knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one home.

1.1 Living Room/Living Room Present
No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.1 Living Room/Living Room Present
No entry no key.

1.1 Living Room/Living Room Present
No show @ 9:45 am.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Left bedroom mirror is cracked. Needs replacing. Cut hazard.

1.1 Living Room/Living Room Present
CH-4-3-17 Pre call 30 min prior 510-882-0013

5/5- Spoke with owner needs to re-schedule. Still trying to find an electrician to make repairs. Moved from 5/10 to 6/7/2017. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 9:10 a.m. no one home green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection

1.1 Living Room/Living Room Present
No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am

1.1 Living Room/Living Room Present
No show @9:40 a.m. two unit house with gate that was locked. I spoke with two of the tenants as they were about to leave and they knew nothing about the inspection scheduled for today.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware

1.1 Living Room/Living Room Present
No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Install missing light fixture globes

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area

2.12 Kitchen/Sink
Recaulk around sink

3.12 Bathroom/Tub or Shower
Tub surface peeling, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)

2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.5 Bathroom/Window Condition
Baster bathroom window / frame needs repair, window fell out.

1.1 Living Room/Living Room Present
No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

1.4 Living Room/Security
Install weather stripping around front door

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.
3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard
3.6 Bathroom/Ceiling Condition
Complete ceiling repair
2.12 Kitchen/Sink
Install aerator
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)
4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant
1.1 Living Room/Living Room Present
I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture
2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.
6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace washing machine to function as designed
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Install rubber safety boot to garbage disposal
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
1.4 Living Room/Security
Repair front door threshold, dry rot.
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
1.5 Living Room/Window Condition
Repair / replace damaged window frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
5/31/17 no access at 1:45. Owners key did not work
1.1 Living Room/Living Room Present
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
6/1/17 no access at 1pm, person answering door would not allow entry
1.1 Living Room/Living Room Present
No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/1/17 no show at 11:30
1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

1.1 Living Room/Living Room Present
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
6/1/17 no show at 12:30
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.12 Bathroom/Tub or Shower
Repair shower divertor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace fence panel in corner of yard, not secure and has dry rot
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)
3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)
4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling fence panel in rear
2.8 Kitchen/Floor Condition
Repair threshold and missing flooring
3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.
4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange. (master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.5 Bathroom/Window Condition
Repair / replace damaged window sill
3.7 Bathroom/Wall Condition
Repair / replace water damage

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.

1.7 Living Room/Wall Condition
Repair water damaged wall under window

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)

1.1 Living Room/Living Room Present
CH-6-8-17 R/S from 6-9-17 to 6-16-17 owner said tenant not in town and owner can not find the extra key pre call 1 HR prior 415-806-2113

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.12 Kitchen/Sink
Recaulk around sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence

1.1 Living Room/Living Room Present
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
6/5/17 no show at 10:50

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

2.10 Kitchen/Stove or Range with Oven
Fan above stove does not work properly

2.6 Kitchen/Ceiling Condition
Repair water damaged ceiling

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.5 Living Room/Window Condition
Repair window cranks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly both levels
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection
1.1 Living Room/Living Room Present
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
6/5/17 no access, tenant refused to open door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
2.8 Kitchen/Floor Condition
Repair large gap between kitchen and dining room
3.12 Bathroom/Tub or Shower
Repair shower divertor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
2.10 Kitchen/Stove or Range with Oven
Missing range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
1.5 Living Room/Window Condition
Weatherproof exterior front windows
1.1 Living Room/Living Room Present
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall
3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence
2.10 Kitchen/Stove or Range with Oven
1. Stove burners not working at the time of the inspection. All must work without a match. Repair or replace.

2. Repair or replace or remove damaged microwave also the handle is missing. Exhaust fan is inoperable.
2.7 Kitchen/Wall Condition
Kitchen cabinet is leaning forward it looks like it could fall onto the floor at any time and needs to be repaired.
4.7 Other Rooms/Wall Condition
Right rear bedroom walls and ceiling are discolored and needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Repair broken step at the front entry.
1.6 Living Room/Ceiling Condition
Repair peeling paint

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot
1.1 Living Room/Living Room Present
CH-3-29-17 R/S from 4-7-17 to 4-24-17 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing and needs to be replaced.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-18-17 to 4-17-17 tenant has Mondays off only
4/11/17- owner called back- tenant needs another date- reschedule for 4/24/17. 1-4pm. Alay
No show @ 11:40 am no one at home.

No entry @ 9:45 a.m. The tenant stated they had no notice for the inspection today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
Install baseboards, daylight and under house visible where baseboards are missing
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.12 Bathroom/Tub or Shower
Repair chips inside the bathtub.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit check all three prong outlets.
1.1 Living Room/Living Room Present
Call 30min prior 510-375-0235 or 510-223-7070
3.8 Bathroom/Floor Condition
Replace two broken tile pieces on the floor.
8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards
4.7 Other Rooms/Wall Condition
Right bedroom wall is discolored and needs repainting.
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-4-12-17 Pre call 1 HR prior 510-952-1512
4.7 Other Rooms/Wall Condition
Peeling paint on wall needs repair. Also missing molding for wall.
8.1 General Health and Safety/Access to Unit
Front gate knob is damaged and needs repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.6 Other Rooms/Celing Condition
Repair leak in hall ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
5/22- Spoke with tenant n/a for today. Sent text to Frank to cross off. Moved from 5/22 to 6/8 11am-2pm. Tenant might call back to move off of 6/8 due to her Job as a teacher.

Please call 30 mins before arrival 530-693-0361.
3/14 - Per Owner(Vicki Riordan) the inspections are allowed to be scheduled by tenant(Nyla Delong) at anytime. MW
3/14 - Tenant moved inspection to from 3/24 to 4/6 MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

2.12 Kitchen/Sink
Install aerator

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail on rear stairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.12 Bathroom/Tub or Shower
Shower head leaking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (Master)

3.3 Bathroom/Electrical Hazards
Repair / replace faulty GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)

8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling

2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

4.6 Other Rooms/Celing Condition
Center rear bedroom - remove excessive black discoloration from ceiling and closet wall. clean and use fungicide paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection

8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Install proper flooring in closet, currently just concrete (Right rear BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
1.4 Living Room/Security
Install doorknob on front security door
5.2 Secondary Rooms/Security
Rear security door not working as designed
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit
1.1 Living Room/Living Room Present
5/9- CALL 30MIN PRIOR 510-375-2335 spoke with Cindy (owner) will be out of town. Moved from 5/24 to 6/9 11am-2pm. Notices mailed out.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material and replace with copper pipe or galvanized steel or cpvc pipe.
1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Replace hallway smoke detector).

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
06/13/17-Pre-Call 30m prior-510-527-4579 requested by the owner for the next inspection-gated complex- M.L
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

4.10 Other Rooms/Smoke Detectors
Replace two damage smoke detectors one for the left front bedroom and the other right rear bedroom.
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:05 p.m. Brown house black security gate. Two trucks parked in the driveway knocked no answer.
6/12/17 owner selling house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. the tenant did not receive a notice for the inspection.

5/23/17 no show at 2pm

1.1 Living Room/Living Room Present
PRE CALL 30MIN 415-205-0194 6/8 re-scheduled for 6/9/2017. Unit was supposed to be re-scheduled prior to 5/30.

No show @ 10:29 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Exhaust stove fan non operable repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFI bad.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
1362 Kelsey ST., No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST, No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST., No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST., No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
8.2 General Health and Safety/Exits
Backdoor to the garage leading from the entry area keyed deadbolt lock must be turned around so the thumb turn is on the inside of the house.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
1. Light for the exhaust fan is not working repair or replace.

2. Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
1.1 Living Room/Living Room Present
No show @ 1:12 p.m. Grey house no one at home.
1.1 Living Room/Living Room Present
06/12/17-Pre-Call 30m prior-510-450-3807-requested by owner-changed the insp from 07/10 to 07/21-Tenant-out-of-town-M.L

No show@ 1:10 p.m. gate locked no access to the unit no one present for the inspection.
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
2.3 Kitchen/Electrical Hazards
1. GFIs not testing repair or replace.

2. Dining room outlet located by the kids toys: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard. Outlet has no power located by the bed.

2. Also check the outlet underneath the window damage outlet needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first
1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim
1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice
1.1 Living Room/Living Room Present
Please call 510-658-9713 give 30 min notice.
5/3 Moved inspection from 6/1 to 6/16 due to tenant appointments
1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All rooms through out the unit.

1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
Please call owner 1 hr before arrival 510-932-4179

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Replace missing stove screen for exhaust fan.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 3:10 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. also dining room.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Replace screen for exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the love seat check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Replace screen or clean screen for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
MUST CALL Owner 30 min prior 510-334-1884
04/04/17-Owner called-changed time slot from 9-12PM to 1-4PM for 04/27-tenant not available in the morning-M.L
4-3-17 R/S from 4-21-17 to 4-27-17 owner can not get off that day.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Replace double keyed lock with thumb turn dead bolt for kitchen back door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Stall inside basement.

1.1 Living Room/Living Room Present
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

2.10 Kitchen/Stove or Range with Oven
1. Screen for the exhaust fan needs replacing.

2. One stove knob for the burner is missing must replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall

3.5 Bathroom/Window Condition
Repair / replace damaged window sill

3.7 Bathroom/Wall Condition
Repair / replace water damage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-5-17 R/S from 5-10-17 to 6-15-17 owner will be out of town til 6-11-17

No show @ 1:00 no one home. Dogs barking inside.

2/24/17- neither tenant nor owner will be available - reschedule from 3/2/17 to 3/15/17 1-4pm. Alay

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.8 Other Rooms/Floor Condition
Right bedroom carpet is torn at the entrance and needs repair or replacement. Tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is broken and needs replacement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

8.2 General Health and Safety/Exits
Backdoor to garage is missing the deadbolt lock. It must be replaced with a thumb turn style deadbolt.

8.4 General Health and Safety/Garbage and Debris
Tenant must remove all clutter from garage. It is a possible fire hazard.

1.1 Living Room/Living Room Present
5/9/17 - Final Reschedule. Moved inspection from 5/9 to 6/15 per owner request due to financial hardship on making repairs. MW
04/13/17-Changed the insp from 04/18 to 05/09-per owner-waiting on weather to improve to finish outside repairs- M.L
No entry @ 10:00 am The tenant stated she did not receive a notice.

4.5 Other Rooms/Window Condition
Remove dark discoloration around and between window seals, or tenant.

4.6 Other Rooms/Celing Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Cracks in ceiling need repair.

6.3 Building Exterior/Condition of Roof and Gutters
Gutters need to be cleaned.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on exterior of house and around the window seals possible dry rot needs repair/repainting.

8.1 General Health and Safety/Access to Unit
Remove double cylinder deadbolt locks from front and rear door and replace with thumb turn style deadbolt locks.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tree away from roof and house.

1.1 Living Room/Living Room Present
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
1.1 Living Room/Living Room Present
No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
Address is SOUTH Harbour
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair or replace missing thermostat cover.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Please call 30 mins before arrival 510-860-6604
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence - exposed nails and not secure
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs heater not working repair or replace. (Owner had work done and heater was working on 6/20 but not working again on 7/20)
1.1 Living Room/Living Room Present
6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.
1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.
2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town
1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-8-17 to 6-16-17 property Mgr has contractor on the electrical. Pre call 30 min prior 510-620-4387
1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-30-17 to 7-12-17 owner wants both units on same date and time need pre call 1HR prior 510-776-6322
1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence - dry rot and exposed nails
1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
04/24/17- Per P.Mngr-Apt #1 -Is Apt #A.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

1.7 Living Room/Wall Condition
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living room smoke detector not working.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
No show @ 11:09 a.m. no one at home unit located upstairs.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

2.3 Kitchen/Electrical Hazards
GFI not testing right side of the sink repair or replace.

1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/10/17-Changed insp from 04/14 to 04/27-per owner-Not available on the 14th- M.L
No show @ 9:30 am yellow/green house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 Bathroom faucet: Sink Facuet needs replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
03/13/17-changed the inspection from 03/24 to 04/06 per owner-Tenant not available on the 24th-M.L
3/28/17- owner is requesting for final reschedule - has contractor working on unit- reschedule from 4/6/17 to 4/18/17 11-2pm/ ALay 4/12/17 FINAL RESCHEDULE okd per Jennifer. UNIT MUST BE INSPECTED ON 4/27. MW

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-21-17 to 4-27-17 owner has doctor appt. ph# 510-233-5217
04/10/17-Changed insp from 04/14 to 04/21-per owner-has to attend funeral on 04/14- M.L
3/23 Rescheduled by tenant with ok from PM moved 3/28 to 4/14. MW

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Fail 4/28/17.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet testing hot neutral reverse needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
3/24 - Charles called in requesting inspection be moved to beginning of May due to the owners being in China and he will be in Japan. Moved inspection from 4/5 to 5/1 and mailed new notices. Unable to leave a VM at his return number 916-391-6536. MW

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
The owner is requesting that the re-inspection be done in the month of July. The tenant will also be out of town until that time. The owner will contact the City to ask for this request.

Precall with ETA 310-993-6737
MW-4-7-17 R/S from 4-10-17 to 5-2-17

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
06/19/17- Pre-Call 30m prior-510-685-3776 requested by owner- Security Gate. M.L
No show @ 12:48 pm no one home yellow house white security gate.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair crack in concrete on front entry walk way.

1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - repair window to open and close as designed

Install battery in carbon monoxide detector (1st floor)

Install carbon monoxide detector on 2nd floor. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.2 Other Rooms/Electricity/Illumination
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (downstairs bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

3.8 Bathroom/Floor Condition
Repair damaged linoleum in downstairs bathroom

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.7 Living Room/Wall Condition
Install door knob to closet door

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.4 Living Room/Security
Install weatherstripping around front door, daylight visible around door

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear burner to function as designed
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
2.12 Kitchen/Sink
Disposal not functioning.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
1.1 Living Room/Living Room Present
6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door
1.1 Living Room/Living Room Present
6/9/17 no show at 1pm, waited until 1:15
1.1 Living Room/Living Room Present
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. (common area)
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes
1.1 Living Room/Living Room Present
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L
3.12 Bathroom/Tub or Shower
Recaulk tub.

2.12 Kitchen/Sink
Aerator missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall
1.1 Living Room/Living Room Present
06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
1.1 Living Room/Living Room Present
No show @ 12:05 pm tan house blue trim. I rang the door bell 4 different times and knocked on the door. No one came. Blue Nissan in the driveway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
04/17/17-Per owner-Call 510-750-8876-Color of the house is brown-No security gate- M.L
No show @ 9:20 am no one at home. Green house black security gate and gate in front of the house.
1.1 Living Room/Living Room Present
CH-3-31-17 R/S from 4-4-17 to 4-27-17 owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/25- Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:30 no notice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces on front steps.
1.1 Living Room/Living Room Present
4/25- Please call Richard Holt at 406-1662 to inspect 136 4th FIRST. They can go from there to the 2nd house. He is an older guy.

No entry @ 11:10 am The tenant stated she did not receive a notice.

5.2 Secondary Rooms/Security
Remove double keyed deadbolt on back door replace with a thumb Turn Style deadbolt lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
3/28 - Spoke with owner and requested postponing inspection due to repairs currently being made to property. Moved inspection from 4/5 to 5/1. MW
1.1 Living Room/Living Room Present
No entry@ 1:45 brown house, the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan, very greasy.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 1:56 pm yellow house the tenant did not know about the inspection for today.

CH-4-4-17 R/S from 4-12-17 to 4-21-17 owner states tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be clean, primed and repainted.
4.7 Other Rooms/Wall Condition
Right bedroom walls has dark discoloration and needs to be clean, primed and repainted.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the driveway also walkway tripping hazard.
1.1 Living Room/Living Room Present
No show @ 10:55 a.m. tan house no one at home.
1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-6-15-17 R/S from 7-19-17 to 6-20-17 owner said repairs are done and the tenant will be out of the country
Pre call 30 min prior 510-213-2687
06/01/17- Pre-Call 30m prior-510-213-2687-Requested by owner- M.L
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement, not attached to wall
3.7 Bathroom/Wall Condition
Repair / replace water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. deck = Boards Rotted.
Remove tree root from deck, trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on garage steps, 4 or more steps must have a handrail
1.1 Living Room/Living Room Present
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129
6/5/17 no show at 10:15, inner door was open, security door was shut, no answer to calls and knocks

1.1 Living Room/Living Room Present
CH-6-21-17 owner needs call 30 min prior 2 units need to know what one is first 510-599-3129

6/5/17 no show at 10:50

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

1.8 Living Room/Floor Condition
Carpet is torn and needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. None are working inside the unit repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from around the hot water heater. Possible fire hazard.

8.1 General Health and Safety/Access to Unit
The front gate front gate is damaged and does not close securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-11-17 R/S from 4-24-17 to 5-9-17 tenant will be out of town
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI in kitchen not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout unit. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. Left outlet has no power: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Relocate the carbon monoxide detector inside the house.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from5-4-17 to 5-10-17 owner not able to get a hold of the tenant Pre call925-858-0858
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.

1.1 Living Room/Living Room Present
06/15/17-Pre-Call 30m prior-415-529-8869-requested by owner-changed insp from 07/19 to 06/21-tenant not available on 07/19-M.L
3/27 - Spoke with owners father. Owner is out of the country and wont be returning until Summer. Inspection moved to 6/5/17 more time may be needed. Father will have his son call us to coordinate or give update himself later. New notices mailed out. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home

1.1 Living Room/Living Room Present
This is not for a inspection, this is a matter for the police department. The tenant locked the garage door with people inside who came in without his permission so he said he will go to the office and let them know. He does not speak English.

Pre-call TENANT Wilfredo 1 hour before 415-272-8741 Tenant has to work at 12.

1.1 Living Room/Living Room Present
6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/03/17-Pre-Call 45m prior-510-593-7713-requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs repair and repainting.

3.7 Bathroom/Wall Condition
Wall has dark discoloration and needs repair and repainting.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Left bedroom wall has dark discoloration and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
Expose wire hanging down on the floor of the hot water heater and needs repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Right bedroom ceiling has dark discoloration and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. The driveway area going to the backyard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the small refrigerator.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove old expose nails on the back side of the house cutting hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Ext. = Overgrown Grass/Weeds.

2. Remove all glass windows from the backyard.

3. Remove or replace iron bars on back windows with a break away bar for exit safety in case of a emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Call 30min prior Vonda 510-459-3192 or Call Lisa 510-508-1559
5/22 - Rescheduled by owner from 6/19 to 6/22. Tenant will be granting access. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.10 Kitchen/Stove or Range with Oven
Two rear burners not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

1.1 Living Room/Living Room Present
06/15/17-Pre call Marc 1 HR prior 707-344-5632-Changed the insp from 07/18 to 06/22-per owners request-earlier date- M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base needs to be secured.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

1.1 Living Room/Living Room Present
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

1.1 Living Room/Living Room Present
06/23/17-Pre-Call 30m prior-415-819-7401 requested by owner- M.L

No show @ 12:04 p.m. no one at home.

No show @ 3:35 p.m. no one home.

No show @ 11:05 am no one home unit number is 2329 upstairs brown units.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

1.1 Living Room/Living Room Present
No show @ 11:00 am no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Replace two missing stove knobs on stove.

2. Replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for light switch.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
6/26/17 - unit is vacant and being remodeled for owner to move in. JC

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Exterior Fail only

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15

1.1 Living Room/Living Room Present
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Tenant is saying she had to put out some mice traps and she caught two inside the laundry room. No evidence present at the time of the inspection. She will contact the office to put an work order in per maintenance person to let me into the unit.

7.4 Heating and Plumbing/Water Heater
Tenant please remove items away from the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Tenant remove double keyed deadbolt lock from front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No entry the tenant change the lock.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The tenant is having a problem with the dryer making loud noises Repair or replace.

2. The cold water faucet for the washer is not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning also repainting also the walls need repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.4 Heating and Plumbing/Water Heater
Remove items from hot water heater closet.

3.6 Bathroom/Ceiling Condition
Dark discoloration located next to the fan needs repainting.

4.4 Other Rooms/Security
Master bedroom door doesnt close securely, needs repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick
2.12 Kitchen/Sink
Garbage disposal has something inside that needs to be removed. Not functioning properly. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railing is very loose at the beginning of the steps leading to unit #1618 repair or replace.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater because of the sofa blocking the patio door. The tenant was not at home.

Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
8.1 General Health and Safety/Access to Unit
Front door missing strike plate.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.
1.4 Living Room/Security
Patio door is hard to open repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Tenant replace missing carbon monoxide detector.
7.4 Heating and Plumbing/Water Heater
Tenant remove all items out of and away from the hot water heater closet. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One bedroom is missing a smoke detector.
4.5 Other Rooms/Window Condition
Property management please check the installation for the bedroom window. The tenant has stated that once it rains the rain comes in through the window and wets the window seal. Not presently wet on this inspection. Pass with comment.
1.1 Living Room/Living Room Present
4/13 - See property manager for access. Tenant may not be home.
3.12 Bathroom/Tub or Shower
Tub/shower needs to be re-chalked.
4.5 Other Rooms/Window Condition
Owner the tenant is saying when it rains it comes in through the window and wets the window seal and runs onto the floor. No evidence present at time of the inspection but owner should check out the tenants concern, (Pass with comment).
4.7 Other Rooms/Wall Condition
The right bedroom wall has some small holes in it. The tenant is stating it is from the construction being done on the exterior side of the joining wall. It needs repair.
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
2.10 Kitchen/Stove or Range with Oven
Replace all drip pans on stove all are worn and damage.
2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.
1.1 Living Room/Living Room Present
MUST give 30 min call ahead 510-932-9118 gate code will be provided during precall. Requesting inspection between 11 and 12. Please accommodate to the best abilities.

No show @ 3:15 p.m. brown units no one at home.

No show @ 1:53 p.m. no one present for the inspection. This is a gated community and a phone number is necessary or a code to enter the gate.
8.1 General Health and Safety/Access to Unit
Front door locks arent working as design repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
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Remove items away from hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet possible fire hazard.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.
7.4 Heating and Plumbing/Water Heater
Remove all card board from hot water heater closet possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.
7.4 Heating and Plumbing/Water Heater
Remove all items away from the hot water heater.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly. left side in hallway.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater.

2.12 Kitchen/Sink
Disposal not functioning. Its making a loud noise.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. All card board possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning. Damage not working properly repair or replace.

4.10 Other Rooms/Smoke Detectors
The bedroom smoke detector is not working repair or replace.

4.7 Other Rooms/Wall Condition
Bedroom mirror is broken/cracked and is off the track it needs replacing. Cutting hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Kids room A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Replace missing door knob for security gate.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.

1.1 Living Room/Living Room Present
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedroom at the top of the stairs: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
Owner Occupied. Cancelled per JCurras

1.1 Living Room/Living Room Present
No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay

1.1 Living Room/Living Room Present
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

2.10 Kitchen/Stove or Range with Oven
Two burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed the insp from 06/21 to 06/30-Owner not available on 06/21-M.L
04/14/17-Pre-Call 1hr prior-415-637-2042-requested by owner-Changed insp from 04/24 to 05/08-per owner-needed AM Inspection- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
NO show @ 10:55 a.m. no one at home unit upstairs.

No show @ 12:10 p.m. no one home. Brown building.
5/30/17 no show at 11:10

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

1.1 Living Room/Living Room Present
07/03/17- Pre-Call 1hr Pre-Call 1hr-415-806-4999-Early as possible-owner-out-of-town-requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.1 Living Room/Living Room Present
GATE CODE 036

7/13/17 - no access to unit, CH failed to send gate code to owner
CH-7-3-17 owner call said gated area on keyboard code is 036 to it and will come to let inspector in

6/9/17 no show at 12:25pm, blue unit with darker blue door, private patio and walkway to door

1.1 Living Room/Living Room Present
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)

4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock

8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-7-17 to 7-18-17 tenants came back from Japan sick Pre call 510-708-6341
CH-6-16-17 R/S from 6-29-17 to 7-7-17 pre call 510-708-6341
1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (common area)
1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Leaking at base - 2nd floor hall bath
1.1 Living Room/Living Room Present
CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
1.1 Living Room/Living Room Present
Please call with ETA at least 1 hr in advance 510-385-2425 Luis
7/5 - Spoke with owner Sara Larios, she grants permission for inspection to be rescheduled by tenant if needed.
MW Rescheduled for 8/2 from 7/7 MW
CH-5-23-17 R/S from 5-26-17 to 7-7-17 tenant is out of the country
1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L
1.1 Living Room/Living Room Present
5/25/17 - unit under construction
6/30/17 - owner will be selling property
1.1 Living Room/Living Room Present
No show @ 10:49 a.m. no one at home.
7/5/17 - PER PM, tenant moved out 5/31 and property will no longer be a rental
1.1 Living Room/Living Room Present
7/5/17 - owner states they now live in unit, not a rental.
1.1 Living Room/Living Room Present
Unit Verified to be Section 8 tenant. Inspection Cancelled
No show @ 12:25 p.m. no one at home.
1.1 Living Room/Living Room Present
CH-7-5-17 Pre call 30 min prior 510-913-2002
1.1 Living Room/Living Room Present
CH-7-5-17 R/S from 7-27-17 to 7-14-17 owner will be out of town
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L
1.5 Living Room/Window Condition
Repair / replace damaged window frame
2.10 Kitchen/Stove or Range with Oven
All burners must function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
1.1 Living Room/Living Room Present
CH-7-6-17 Pre call tenant Robert 415-200-9169
07/06/17-Per owner-gate will be left open- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

1.1 Living Room/Living Room Present
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-5-15-17 R/S from 6-20-17 to 7-6-17 due to tenant has to work per owner Pre call 415-350-2434

The owner is requesting more time for the re-inspection and will contact the City with that request.

4/10/17- neither tenant nor owner available- inspection reschedule from 4/24 to 5/2/17 1-4pm. Alay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was currently blocked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the country. Pre call 650-360-2411
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW
3.12 Bathroom/Tub or Shower
Shower downstairs faucets has been removed and is no longer working but needs to either be closed off and not a board laying across with exposed holes in the wall.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard. Located in sons room.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
3.12 Bathroom/Tub or Shower
The bathtub needs to be re-chalked.
6.3 Building Exterior/Condition of Roof and Gutters
Remove falling gutters/clutter on the side of the house..
7.4 Heating and Plumbing/Water Heater
Replace flex connection with copper pipe. 2nd fail
1.1 Living Room/Living Room Present
CH-4-18-17 R/S from 4-25-17 to 5-23-17 tenant will be out of town. Owners ph# 510-813-6714
5.3 Secondary Rooms/Electrical Hazards
All rooms with three prong outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.
1.1 Living Room/Living Room Present
No show @ 11:10 front gate was locked and no access for entry.

4/5/17- owner is requesting for an earlier re-inspection date- reschedule from 5/2 to 4/12/17 1-4pm. Alay
1.1 Living Room/Living Room Present
No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
2nd floor left front bedroom - Smoke Detector Not Functioning Properly
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Hall
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
8.7 General Health and Safety/Other Interior Hazards
Unit must have one functioning carbon monoxide detector per level.
1.1 Living Room/Living Room Present
I did not do the initial inspection. There are no smoke detectors inside the bedrooms.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall smoke detectors on both levels not functioning
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (upstairs spare room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Master bedroom not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Pre call 415-336-9001
MW - Final Reschedule. Moved inspection from 4/28 to 5/25.
CH-3-28-17 R/S from 4-11-17 to 4-28-17 would like 1 HR
1.1 Living Room/Living Room Present
6/2/17 no show at 11:55am
4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.
4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.
1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current ones not working repair or replace.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)

2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard

3.6 Bathroom/Ceiling Condition
Repair water damage above shower

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.3 Secondary Rooms/Electrical Hazards
OPEN GROUND OUTLETS THROUGH OUT THE ENTIRE UNIT MUST BE CORRECTED CHECK ALL THREE PRONG OUTLETS IN THE UNIT: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

2.12 Kitchen/Sink
Wall / cabinet base Under Sink Rotted/Damaged.

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

1.1 Living Room/Living Room Present
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay

2.10 Kitchen/Stove or Range with Oven
Cover for original fan is gone a the blades are exposed, it needs a cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country

2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat needs replacing.Replace damage thermostat cover for the heater.

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH- 7-7-17 pre call 1HR prior 510-776-6322
5/22/17 - no show at 9:15, blue unit with white trim, small dog barking
6/6/17 - no show at 9:45

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.

1.7 Living Room/Wall Condition
Chipping peeling paint on front wall by front door.

2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
05/18/17-Call for access- 925-243-7000- Go to the front building -not the rear-Per the owner-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (rear interior steps)

2.10 Kitchen/Stove or Range with Oven
Left front burner does not self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Remove excessive black discoloration on walls

4.4 Other Rooms/Security
no access to middle bedroom. Must provide access at next inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room - smoke detector not working

7.4 Heating and Plumbing/Water Heater
Connect discharge pipe

8.4 General Health and Safety/Garbage and Debris
Remove wood and garbage from backyard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
1. Replace missing control knobs on stove
2. Oven not working properly

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
3.3 Bathroom/Electrical Hazards
Install missing light bulbs to bathroom fixture
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install batteries in smoke detectors
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
2.12 Kitchen/Sink
Missing aerator
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. (common area stairs)
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Throughout the entire unit).
1.1 Living Room/Living Room Present
4/13 - Rescheduled to 5/23. Unit must be inspected per Jennifer. No Reschedules.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior light cover for fixture is missing and needs to be replaced.
1.1 Living Room/Living Room Present
Please inspect 1511 Chanslor in place of unit address. Call owner 30 min 510-228-7366 before arrival.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the entire unit.

1.1 Living Room/Living Room Present
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

1.1 Living Room/Living Room Present
No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40

1.1 Living Room/Living Room Present
No entry the stated this is a section 8 unit inspected by Richmond Housing Authority.

No show @ 1:00 p.m. brown house no one home.
5/30/17 - no entry, owner did not notify tenant of inspection

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
There is no address 118 Harbor Way it must be on another street. There is 116 then 120 on up. No #118 address.

I could not locate the address please check with the owner to verify the correct unit. I spoke with Claudia at 11:55 a.m. and she could not locate a number for the owner.
5/30/17 - no show at 12:45

1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

1.1 Living Room/Living Room Present
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-10-17 Pre call 30 min prior 510-224-7210
CH-6-5-17 Pre call 30 min prior 510-224-7211. R/S from 7/12/17 to 7/19/17

1.1 Living Room/Living Room Present
07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

3.3 Bathroom/Electrical Hazards
Repair / replace GFCI outlet in 1st floor bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Please call owner 30 min notice 510-221-7701
7/10 rescheduled due to unavailability moved from 7/20 to 8/8.

1.1 Living Room/Living Room Present
CH-5-22-17 Owner wants a pre call 30 min prior 510-691-8141

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and oven very dirty and greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlets throughout the entire unit: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace painted CO 2 downstairs not working.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

4.10 Other Rooms/Smoke Detectors
Install battery in smoke detector

5.2 Secondary Rooms/Security
Garage / exterior door - deadbolt not working properly

1.8 Living Room/Floor Condition
cracked tile in entry

2.10 Kitchen/Stove or Range with Oven
repair / replace range hood to function as designed

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous. - far wall

3.12 Bathroom/Tub or Shower
Repair / replace diverter

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

1.1 Living Room/Living Room Present
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/25/17 - no show at 10am

3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.

1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.

2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L

3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
Overhead microwave on stove blew out and needs to be removed or replaced.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

1.3 Living Room/Electrical Hazards
Entry outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

1.1 Living Room/Living Room Present
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

1.3 Living Room/Electrical Hazards
Entry outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-Juan-510-417-0471- 5 Units scheduled -Costa Avenue- M.L
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail has a lot of peeling paint present and needs to be removed or repainted.

1.1 Living Room/Living Room Present
07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
Please call 1 hr before arrival 415-290-1851
6/28 - Moved to 7/14 from 6/29.MW
06/06/017-Changed the insp from 06/09 to 06/29-per owners request-Tenant not available on 06/09- M.L

tenant refused to allow entry of inspector or owner without a warrant

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Bedrooms upstairs: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Cover for light fixture is missing and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace next to the stove.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/19 to 07/11-Per owner-out-of-town on 07/19 -M.L

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Install missing hood screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the washing machine.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/12 - Owner called and tenant stated he did not want anyone in his unit. Inspection cancelled and different unit has been selected. MW
No entry @ 1:30 p.m., the owner was present and stated the tenant would not allow him entry to the unit. The owner would like to have another unit on the property inspected instead and will notify the office.

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470
1.1 Living Room/Living Room Present
07/12/17-Owner called-changed the insp from 07/14 to 08/9-Extra time to get unit ready- M.L
1.1 Living Room/Living Room Present
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
CH-7-12-17 Pre call 925-413-2292
5/10 - Moved from 5/24 to 6/15 due to being out of town. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L
1.4 Living Room/Security
Repair front door threshold, dry rot.
1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling
2.5 Kitchen/Window Condition
Repair leak and water damage at window sill
3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence
1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
7/12/17 - owner sold property at end of june.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.
2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
This is a Section 8 unit the tenant stated 12:15 p.m.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. The burners on the left side are not working repair or replace.

2. Peeling paint top of the fan.

1.1 Living Room/Living Room Present
No show @ 10:15 a.m. Light green house and security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One needed upstairs.

1.1 Living Room/Living Room Present
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Also old items.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.

1.1 Living Room/Living Room Present
07/13/17-Inspect 320 S 5th St instead-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-25-17 to 9-5-17 owner will be out of the country until end of August

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

1.1 Living Room/Living Room Present
Owner states unit is vacant and they are selling property.

1.1 Living Room/Living Room Present
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.1 Living Room/Living Room Present
For inspection on 7/17 Please inspect after 2:45pm call Renee 408-836-9302 and give 30 min notice. No one will be home before 2:45 MW
CH-5-25-17 Pre call 30 min prior 510-898-1618

3.3 Bathroom/Electrical Hazards
Bath GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Remove flex material and replace with: install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
05/16/17-Call for access-40m prior-510-685-3667- M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

2.11 Kitchen/Refrigerator
Refrigerator not cooling properly repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-19-17 to 7-10-17 owner will be out of town Pre call 1 HR prior 510-439-7381
4/4- Owner out of town. Moved from 4/7 to 5/2 11am-2pm. 510-439-7381

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Per owner-Changed the insp from 07/18 to 07/10- Not available on the 18th- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/10/17 - no show - unit heavily padlocked and boarded

No show @ 1:24 p.m. no one present for the inspection.

CH-2-7-17 R/S from 2-21-17 to 6-1-17. Owner will notify us in May if a rental or if brother will be living in it PH# 650-994-7950

No show @ 12:10 pm no one present for the inspection.

Fail: This unit is under construction and there is no electricity. The unit is not presently a rental the owner said he tried to let the city know and it will be a few more months before the unit is finished.

12/13/16-Pre-Call 30m prior-650-952-1421-Changed the insp from 12/19 to 12/23-owner not available on the 19th-M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 12pm, 2nd floor unit, olive with tan or yellow trim

No show @ 12:26 p.m. gated community no access for entry. No one present for the inspection.

No show @ 1:00 p.m. no one home. A dog was barking in the background.

No show @ 1:35 pm unit is upstairs no one home.

1.1 Living Room/Living Room Present
05/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all flex material for the discharge pipe and replace with copper or cpvc or galvanize steel.

1.1 Living Room/Living Room Present
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

4.4 Other Rooms/Security
Replace broken bedroom door

1.1 Living Room/Living Room Present
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

2.8 Kitchen/Floor Condition
Kitchen floor tile broken and needs replacing. Cutting hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Needs batteries.

8.1 General Health and Safety/Access to Unit
Door knob on security gate needs repair or replace.

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Each bedroom was locked at the time of the inspection. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the stairs that needs to be repainted.

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

2.3 Kitchen/Electrical Hazards
Dinning room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
1.1 Living Room/Living Room Present
7/13/17-Due to the fire they are still waiting for the insurance company to take care of the issue. Unit not ready for the inspection.

5/26/17 - no entry, fire in unit, owner in process of getting bids
1.1 Living Room/Living Room Present
6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
Ext. Fr. Porch = Boards and top handrail Rotted.
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.4 Living Room/Security
Install weather stripping to front door, can see daylight around front door from inside unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Rolls in carpet throughout posing a trip hazard
1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard

8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails
2.12 Kitchen/Sink
Repair / replace / remove dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install missing water control hardware
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior handrail
1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
shower water control not working properly
1.6 Living Room/Ceiling Condition
Repair damage from prior leak
2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry @ 2:15p.m. the tenant said she had no notice for the inspection.

No entry @ 1:15 p.m. the tenant said they did not know about the inspection for today.
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. (middle bedroom)
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace both rear burners to ignite as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.1 Living Room/Living Room Present
Please call tenant 30 mins before arrival 415-424-6059 if no answer call owner 510-289-5352.
No show @ 9:27 a.m. no answer green building.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L
4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.
1.1 Living Room/Living Room Present
CH-5-17-17 R/S from 5-26-17 to 6-1-17 due to owner has doctor apt that day
3.3 Bathroom/Electrical Hazards
GFI in bathroom not testing repair or replace.
1.1 Living Room/Living Room Present
7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

1.1 Living Room/Living Room Present
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:50, tenant was home but did not allow access b/c owner told her a different date
No show @ 10:15 a.m. no one at home. Black Escort parked in the driveway no answer.

1.1 Living Room/Living Room Present
7/11/17 - no show at 12:30

No entry the tenant said the owner did not give him a notice.

No show @ 12:45 p.m. no one was home.

No entry @ 1:55 p.m. the tenant said he did not know about the inspection. When the office reschedules he is requesting for the first morning appointment. He leaves for work very early.

1.1 Living Room/Living Room Present
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit

1.1 Living Room/Living Room Present
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.

1.1 Living Room/Living Room Present
6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. - hall

3.7 Bathroom/Wall Condition
Repair water damage - hall bath

1.1 Living Room/Living Room Present
No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

4.4 Other Rooms/Security
Remove keyed lock from interior door. right rear

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 10:06 a.m. no one answered the doorbell. Gate was locked in the front.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L
No show @ 12:10 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.1 Living Room/Living Room Present
7/12/17 - no show at 10am, home is vacant

No show @ 9:00 a.m. no one home. Owner could not make the inspection the tenant not at home.

4/28- Spoke with Ghindi request for a 30day extension. Stated she filed for eviction and is going through the eviction process. Inspection has been moved from 5/1 to 6/2 9am-12noon. Notices mailed out. 510-862-7946

No entry @ 2:25 pm the tenant was not prepared for the inspection and would like to be rescheduled.

No entry @ 10:30 a.m., the owner/property manager was present and mentioned the tenants were being evicted. She showed a copy of the letter submitted to them for the inspection today. However either no one was home or would not come to the door.
4/14/17- spoke with owner- wants 3rd inspection asap. Confirmed inspection for 5/1/17 1-4pm. Alay
1.1 Living Room/Living Room Present
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:15
6/6/17 no show at 11:30, bldg. tan w brown trim, two short flights of stairs to get to front door. Tenant disputes description
1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival
1.5 Living Room/Window Condition
Living room window has water damage at top from leak
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
6/5/17 no show, owner did not inform tenant of inspection

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings
3.12 Bathroom/Tub or Shower
Recaulk tub.
2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
1.1 Living Room/Living Room Present
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.
2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
1.1 Living Room/Living Room Present
No show @ 12:20 p.m. no one at home.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.1 Living Room/Living Room Present
No show @ 10:45 a.m. no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Left wall three prong outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
114 Maine ST.,

7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
342 S 37TH ST.,
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no entry at 1:05pm, only minor home

No entry @ 11:30 p.m. the tenant said the owner did not notify her about the inspection.

No show @ 12:00 p.m. white house black gate.

No entry @ 1:24 p.m. the tenant said they had no notice.
1.1 Living Room/Living Room Present
7/13/17 - no show

No entry @ 11:20 a.m. the tenant said they had no notice.

No show @ 11:00 a.m. no one home yellow house van parked in the driveway.

No entry @ 1:35 p.m. the tenant did said they did not know about the inspection.
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.

1.1 Living Room/Living Room Present
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
No show @ 3:20 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

3.7 Bathroom/Wall Condition
Repair water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right rear and left front burners to function as designed
Replace all burner pans, rusted through

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
7/13/17 - tenant Sheila Rose, 510-326-6656. Bedrooms were not inspected as owner became angry and screamed at inspector. states it is her property and she can use any part of it as storage if she wants.

No show @ 1:00 p.m. no one at home.

No show @ 2:20 p.m. no one at home green house.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props. (painted shut)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1. old wood and construction debris in driveway
2. old plastic chairs and rusted fire pit in rear yard
3. non functioning Jacuzzi and items on top
4. miscellaneous garbage and debris in backyard

3.12 Bathroom/Tub or Shower
Repair / replace shower divertor

1.1 Living Room/Living Room Present
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
7/13/17 - unit vacant and not rented currently. Owner had personal belongings throughout interior and exterior of unit. Screamed at inspector that it was her property and she could use it as storage if she wanted and did not have to remove garbage and debris from site.

No show @ 2:50 p.m. yellow house no one at home.

No show @ 1:00 p.m. no one at home yellow house.

1.1 Living Room/Living Room Present
7/13/17 - owner sold property, inspection will be cancelled

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

2.3 Kitchen/Electrical Hazards
Kitchen plug outlet located next to the table has a gap and needs to be repaired.

4.6 Other Rooms/Celing Condition
7/17/17-Repair/replace hallway attic door which is damaged and has a air gap present.

5.2 Secondary Rooms/Security
Garage door is damage and needs repair or replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage/broken.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all damaged screen vents around the sides of the house.

2. Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater locked at time of the inspection.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call 30 min prior 510-236-8366
CH-5-26-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair / replace left rear burner to function as designed.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Install globe to light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Exposed nail on exterior shutter, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Clear area around rear exit.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

1.1 Living Room/Living Room Present
CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601

4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall

4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)

6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
6/19- Call 1hr prior 510-734-2962 Owner n/a on 7/10. Moved from 7/10 to 7/14 1-4pm.

CH-5-12-17 R/S from 5-25-17 to 5-24-17 this date owner said is better. Pre call 1 HR prior 510-734-2962

1.1 Living Room/Living Room Present
The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
7/14/2017: Address 510 26th ST has been changed to address 2601 Barrett Ave by the owners request.The office gave permission through management.

CH-6-21-17 R/S from 7-11-7 to 7-14-17 tenant will not be home
1.1 Living Room/Living Room Present
No show @ 10:07 no one home or present for the inspection.

4/21- spoke with owner stated the keys dont work and the tenant is not home. Got a hold of inspector and he hasnt gone yet. Advised to cross off route. Please re-schedule. Moved from 4/21 to 5/8 1-4pm. 925-202-1473

04/04/17-Changed insp from 04/07 to 04/21-per Jack-P.Mng-Not able to get a hold of the tenant- M.L
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.
1.1 Living Room/Living Room Present
No show @ 11:05 a. m. no one at home.
1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Needs one more strap.
1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L
1.1 Living Room/Living Room Present
CH-7-17-17 pre call 30 min prior 510-213-2680
1.4 Living Room/Security
Repair security door frame to be secure to unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace missing/Loose Refrig handle.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet handles, cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bath - missing cabinet door
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
3.12 Bathroom/Tub or Shower
install missing door handle screw
5.2 Secondary Rooms/Security
Rear door - install missing door knob, fire hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
1.1 Living Room/Living Room Present
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. (excessively cracked and held up with push pins in places)
2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite
5.2 Secondary Rooms/Security
Rear door deadbolt missing
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
2.10 Kitchen/Stove or Range with Oven
Install missing hood screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence
1.1 Living Room/Living Room Present
Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.7 Living Room/Wall Condition
Repair water damaged wall under window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Hole in Boards.
1.1 Living Room/Living Room Present
CH-7-17-17 Owner would like an 1HR pre call 510-333-7954
5/1- CALL 30MIN PRIOR 818-613-1889 TENANT HAS DOGS.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Install one inside the common area.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Left side the GFI not testing correctly repair or replace. Testing hot neutral reverse.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Entry walkway very slippery when wet due to paint
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.
1.1 Living Room/Living Room Present
6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. = Porch Deteriorating. Also stairs are weak.

2. Also repair front gate.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence boards are damage also a cutting hazard needs repairing.

2. Also cut the front and backyard overgrowth present.

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the guitar.

4.2 Other Rooms/Electricity/Illumination
1st bedroom light fixture is not working repair or replace.

4.7 Other Rooms/Wall Condition
Dark discoloration on bedroom walls due to moisture needs Treating and repainting. Check all bedrooms.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stair is loose repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also cut the tree back from the address. Cannot see the complete address.

2.10 Kitchen/Stove or Range with Oven
Cover for exhaust overhead fan is missing and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove flex pipe going upward and replace: install discharge pipe, within 6" of floor or going outside.

2.3 Kitchen/Electrical Hazards
GFI by the stove is cracked and must be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Door for the crawl space is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/07/17-Owner called (925-658-0498)-Changed the insp from 07/10 to 07/17-Extra time to finish repairs- M.L

04/28/17-Owner called (925-658-0498)-Changed the insp from 05/01 to 05/24-Tenant not available -M.L

CH-3-22-17 R/S from 3-24-17 to 4-14-17 Owner will be out of town
4/13/17- tenant just advised owner, they will not be available - inspection reschedule from 4/14 to 5/1/17 1-4pm. ALay
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn/damage screen vents on the sides of the house.

2. The fence is falling on the right side of the house. repair or replace.
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-236-2778 or 510-506-6044-Changed the insp from 07/28 to 08/21-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L
1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.
1.8 Living Room/Floor Condition
Living room floor is cracked next to the heater and is a tripping hazard and needs to be repaired possible new flooring needed.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.
3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.
8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.
1.4 Living Room/Security
Install weather stripping around front door
2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786

1.1 Living Room/Living Room Present
07/18/17-Pre-Call 30m prior-510-234-2399-per owner-changed insp from 07/24 to 08/09-tenant in a serious accident- M.L

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

3.12 Bathroom/Tub or Shower
Recaulk tub. (downstairs)

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete repair of dining room wall

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure wobbly fence

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Light fixtures in each bedroom.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

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1.1 Living Room/Living Room Present
Please call 30 min notice 510-232-5001 or 510-685-7720 No show @ 1:25 p.m. no one at home. Green building unit located upstairs.

2.12 Kitchen/Sink
Install aerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom - under fixed wash basin or lavatory has a major leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Hall)

4.6 Other Rooms/Celing Condition
Complete repair of hall ceiling

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

1.6 Living Room/Ceiling Condition
1. Living and dining room ceiling has some damage and needs repair. The tenant stated when it rains the rain comes through those areas. Needs to be repaired.

2. (Possible roof leak owner should check pass with a comment).

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

1.1 Living Room/Living Room Present
gated community. Call tenant for access 510-374-6785 or gate has a phone enter LIM and that may work.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

1.1 Living Room/Living Room Present
05/30/17-Per owner-call if problems finding unit-510-499-8928-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
05/18/17-Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed- Changed the insp from 05/24 to 05/31-Not available on the 24th-M.L
05/10/17- Pre-Call 30m prior-510-882-0013-Requested by Prop.Mngr-Ed -Changed insp from 05/25 to 05/24-PM Due to time frame- M.L.

No show @ 11:42 a.m. no answer. Dark colored van and truck parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner has 2 properties please call 510-528-2762 to give ETA for first property. 5237 Panama and 708 22nd St

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Two or more stairs wood is deteriorated and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace screen for the screen door its torn badly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has excessive peeling paint and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.13 Bathroom/Ventilation
Fan for bathroom not working properly repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
04/24/17-Pre-Call 1hr prior-415-302-5926-Insp.as close to 1PM as possible-requested by Owner-Out-of-Town-M.L

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-5-8-17 Pre call 30 min prior 510-685-8784
No entry the person home did not speak any English. No one present for the inspection @ 3:50 p.m. yellow house.

No show @ 12:00 pm yellow house white security gate. No one home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-7-17 Pre call 1 HR prior 510-299-3880

No show @ 11:55 a.m. no one home.

04/10/17-Changed insp from 05/01 to 05/22-per owner-has to hire a contractor-extensive repairs- M.L

1.6 Living Room/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

1.7 Living Room/Wall Condition
Repair hole in wall.

2.10 Kitchen/Stove or Range with Oven
Screen for exhaust fan is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
1st bathroom GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling damage due to roof leak and needs repair.

3.7 Bathroom/Wall Condition
Upstairs walls discolored due to roof leak.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.7 Other Rooms/Wall Condition
1st bedroom wall discolored and needs repainting.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

1.1 Living Room/Living Room Present
Call owner w/ETA 510-356-8860

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
GFI not testing correctly repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-717-8162-requested by owner-Use gate code - #5911 -M.L
No show @ 1:20 p.m. no one present for the inspection this is a gated community no access for entry.

1.1 Living Room/Living Room Present
CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call owner 30 min prior 510-367-7099

1.1 Living Room/Living Room Present
CH-7-19-17 Pre call 30 min prior 510-367-7099
7/5/17 Unit address is 123 A EDDY ST

6/29 No show @ 12:25 p.m. no one at home. Brown building.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

2.12 Kitchen/Sink
Aerator missing

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on stove not working correctly repair or replace. Must lite without a match.

2. Oven not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. Tenant has stated he has repaired it more than once. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. For all rooms.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-28-17 R/S from 6-1-17 to 6-6-17 owner will be out of town Pre call 415-430-8522 sent notice

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry no key.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The office said the tenant did not want anyone in the apartment to do a inspection refused entry @ 2:50 p.m.. The office would like another unit chosen in its place to be in compliance.

No entry @ 10:30 a.m..

06/02/17-Tenant called to inform us that she will not allow entry & refused to contact owner- M.L
No entry the property assistant manager stated the tenant does not want the inspection and has refused entry @ 11:00 a.m..

1.1 Living Room/Living Room Present
No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has a small hole which is a tripping hazard.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit.

1.1 Living Room/Living Room Present
06/13/17-Changed insp for the owner-from 06/20 to 07/19-Out-of-town-M.L

1.1 Living Room/Living Room Present
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.

1.1 Living Room/Living Room Present
7/11/2017- spoke with owner will be out of the country the first of August. Needs it before 7/30 or in Sept. I advised owner I have 7/19 1-4pm available. Said thats fine will take it. Moved from 8/3 to 7/19 1-4pm. Notices mailed out.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-20-17 Call tenant 510-734-9606 will leave work to meet you
No show @ 11:40 a.m. no one at home brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Please give owner 1 hr notice to meet. 510-316-6372
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot in fence
8.4 General Health and Safety/Garbage and Debris
Remove construction debris from rear
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town 510-334-6961
1.1 Living Room/Living Room Present
CH-7-20-17 R/S from 8-2-17 to 9-5-17 owner will be out of town Pre call 30 min prior 510-334-6961-mail out notice
1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*
1.1 Living Room/Living Room Present
7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.
1.1 Living Room/Living Room Present
CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.
1.1 Living Room/Living Room Present
5/9- tenant/owner n/a. Re-scheduled for 6/9 1-4pm. Moved from 5/10/2017. Notices mailed out.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of sink repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Some living and dining room outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.

1.5 Living Room/Window Condition
Repair broken window pane in back room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

3.3 Bathroom/Electrical Hazards
GFI in the bathroom not working repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI right side of the sink is not testing repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.10 Kitchen/Stove or Range with Oven
Right rear burner does not function as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
both front burners do not function as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair / replace broken control knob to right rear burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
1.1 Living Room/Living Room Present
7/14/17 no show at 1:50
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)
1.1 Living Room/Living Room Present
Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/13/17 - no show at 2:40, succulent garden by front door

No show @ 1:15 p.m. the property manager said they had no notice.

Please call 30 min before arrival 510-236-8366
No show @ 9:50 am Light green house green trim. no one home.
1.1 Living Room/Living Room Present
5/31/17 - no show at 10
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
8.5 General Health and Safety/Refuse and Disposal
Clear excessive food and trash in backyard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-2-17 Pre call 1 HR prior 510-508-1419
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
3.12 Bathroom/Tub or Shower
Repair shower divertor
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Left rear bedroom)
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

3.12 Bathroom/Tub or Shower
Repair / replace rusted tub in master

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (both common area level detectors missing)

1.1 Living Room/Living Room Present
Moved inspection from 5/10 to 6/2. Tenant not available until then.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Family room (two open ground outlets).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

1.1 Living Room/Living Room Present
No notice @ 1:45 p.m.

05/08/17- Pre-Call 30m prior-510-236-8366-Requested by Claudia-Bartels-2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.

1.1 Living Room/Living Room Present
7/18/17 - no show at 2:35, cld at 1:47, lft msg with arrival in 30 - 45 min. No one home, car in driveway with window down, Cld again, no answer. Waited 10 more minutes, no one present

No show @ 9:00 The owner stated she did not receive the letter for the inspection.

3/20- Owner called and is going through eviction process. Needs to push inspection further out. Moved from 3/31 to 4/6 1-4pm. Ok by Jennifer. Stated she will call back before the 6th and let us know the status. Owner stated, if theres fees she will not be paying.

No entry @ 11:00 a.m. The owner stated the tenant is being evicted due the fact she is a hoarder and once she is moved out, she and her husband will be refurbishing the entire unit and should take up to one year. They will contact the office.

pre-call: 707-645-8835
2/22/17- units needs repair, advised last inspection will be granted from 3/1 to 3/14/17, an inspection must take place. Alay
1.1 Living Room/Living Room Present
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.

No show @ 1:00 a.m. no one at home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
8.10 General Health and Safety/Site and Neighborhood Conditions
Handrail needed on front porch / steps (4 or more risers)
1.1 Living Room/Living Room Present
06/01/17-Pre-Call 30m prior-510-234-4524-per owner-2 units scheduled -same day- M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.10 General Health and Safety/Site and Neighborhood Conditions
Stabilize rear fence
1.5 Living Room/Window Condition
Repair window cranks
2.10 Kitchen/Stove or Range with Oven
Fan above stove is missing safety cover, open fan blades (new item as a result of repair)
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked or peeling/Needs Repair/Replacement.
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize and repair front eaves, dryrot and peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, 2nd floor.
2.11 Kitchen/Refrigerator
Refrigerator Gasket does not have adequate seal when closed (new fail as a result of repair)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall closet - install missing doorknob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing batteries. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling rear fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawer hinge Damaged / Missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/19/17 - no access at 1:15, secured building, call box not working

No show @ 2:06 p.m. no one present for the inspection gate for complex was locked no access.

4/27 - Rescheduled due to unavailability. Moved to 5/2 MW
No show @ 2:00 pm no one present for the inspection. Front gate was locked no access. Green corner building.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.5 Living Room/Window Condition
Weatherproof exterior front windows
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Replace cracked and missing tiles
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. - rear bedroom
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear entrance

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Front Stair = Missing Handrail.
2. Weatherproof hole in front porch wall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous under window. - left rear bedroom
Improper or loose wire connection in outlet at end of bedpresents an electrical hazard. - left rear bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
All interior paint severely stained

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home. White house.

1.1 Living Room/Living Room Present
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

1.1 Living Room/Living Room Present
7/24- spoke with owner, tenant out of town. Moved from 7/27 to 8/24 1-4pm. Owner confirmed 8/24 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
04/25/17-Pre-Call 30m prior-510-592-4519-requested by owner-Changed insp from 05/24 to 06/06-Owner not available on 05/24-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is torn and needs repair or replacing.

Door bell does not work pass with comment.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlets: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
1.1 Living Room/Living Room Present
06/07/17- Pre-Call 30m prior-510-236-8366 requested by Sylvana (Bartels)- M.L
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Owner would like the re-inspection to be on a Monday, or Wednesday or Friday due to he has doctors appointments on Tuesday and Thursdays. He will notify the office.

1.8 Living Room/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Unable to check, tenant remove all items from the sink.

4.8 Other Rooms/Floor Condition
Floors are fill will excess clutter and must be cleaned thoroughly in each room. Unsanitary bad ventilation.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the microwave check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Currently disconnected.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Common area smoke detector painted over and not working correctly

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / stabilize wobbly rear and side fences

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure fence and repair dryrot

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

5.2 Secondary Rooms/Security
Weatherize French doors, daylight visible around entire door

8.5 General Health and Safety/Refuse and Disposal
Remove wood and debris from rear and side yards

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner to function as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken front steps and install handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize paint in front of house, above garage and on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on steps from house to garage / install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (common area)
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior fence deteriorated and falling
8.5 General Health and Safety/Refuse and Disposal
Remove indoor furniture from yard, rodent hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail at both front and rear stairs
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
Call 30min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Shower head leaking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing or inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (bedroom and common area)
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.5 General Health and Safety/Refuse and Disposal
Remove sofa and car parts from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards
8.5 General Health and Safety/Refuse and Disposal
Remove sofa from yard
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/21 to 07/25-owner not available on 07/21-M.L
7/21/17 - no show at 1:15pm, brown stucco SFR
1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access
4.10 Other Rooms/Smoke Detectors
Right rear - Smoke dectector is missing battery or batteries.
2.10 Kitchen/Stove or Range with Oven
Repair left rear and right front burners to function as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install thermostat for rear heater.
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED
2.10 Kitchen/Stove or Range with Oven
Hood range missing / replace
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard
5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the toilet .
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.
3.7 Bathroom/Wall Condition
Towel bar is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
Reinstall hood - fell off wall
2.12 Kitchen/Sink
Repair pipes under sink, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)
2.6 Kitchen/Ceiling Condition
Repair ceiling leak
4.7 Other Rooms/Wall Condition
Repair wall hole. / evidence of rodents (Front left BR)
4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)
4.6 Other Rooms/Celing Condition
Repair ceiling leak (Right rear BR)
5.2 Secondary Rooms/Security
Rear security door not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter
6.4 Building Exterior/Condition of Exterior Surfaces
Yard = Overgrown Grass/Weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring outside must be removed. (left from previous tenant)
1.1 Living Room/Living Room Present
6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.12 Kitchen/Sink
Dishwasher not working properly
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged. - upstairs hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Remove mattress
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
1.1 Living Room/Living Room Present
8/14-Call 30min prior 415-706-1109. Please make this unit last in the 11-2 slot. Owner has a meeting and needs to meet you there.

CH-7-24-17 R/S from 8-2-17 to 9-5-17 owner had to order part fir window call a window balance-mail out notice
7/3 owner out of country needs more time to complete repairs. Moved from 7/13 to 8/2. MW
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor BR)
4.7 Other Rooms/Wall Condition
Repair / replace broken sliding closet doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace broken mailbox lock
8.5 General Health and Safety/Refuse and Disposal
Tenant - remove mattress from front porch
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L

No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L
1.1 Living Room/Living Room Present
Property being sold, currently in escrow
1.1 Living Room/Living Room Present
7/24 - Moved inspection from 7/27 to 8/25 owner needs more time due to surgery and work schedule conflict. MW
1.1 Living Room/Living Room Present
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice
1.1 Living Room/Living Room Present
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
1.1 Living Room/Living Room Present
CH-7-24-17 spoke with address is 653 15th St not 651 15th
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed
1.1 Living Room/Living Room Present
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing in both bathrooms one upstairs and downstairs. Repair or replace.
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.1 Living Room/Living Room Present
This is a owner occupied and I was told they have notified the office.

3.3 Bathroom/Electrical Hazards
1. GFI downstairs is not testing repair or replace.

2. Replace missing light bulbs for light fixture.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 1 HR prior 510-701-2685
7/28/17 - tenant refused entry to both owner and inspector

1.1 Living Room/Living Room Present
CH-7-25-17 pre call 1 HR prior 510-701-2685

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-220-6118

1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

1.1 Living Room/Living Room Present
07/25/17-Pre-Call owner 30 min before arrival 510-230-5016-Changed the insp from 07/28 to 08/16-Owner-out-of-town-M.L
No show @ 1:25 p.m. no one at home.
7/24- owner decided not to sell property. Scheduled inspection for 7/28. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1st right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
07/25/17- Pre-Call 30m prior-646-228-7156-per P.Mngr-M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/27 inspection please inspect after 12pm and give 30 min notice of arrival 925-890-2676

1.1 Living Room/Living Room Present
CH-7-28-17 Inspect unit 6 instead of unit 8 Property Mgr said tenant daughter just came home from the hospital 30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

1.1 Living Room/Living Room Present
30 min notice 510-715-4804 and what unit will be inspected first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for basin.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

2.12 Kitchen/Sink
Disposal not functioning.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security door.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

1.1 Living Room/Living Room Present
NO show @ 1:20 no one at home. Unit upstairs.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.1 Living Room/Living Room Present
No entry @ 12:12 p.m. this is a section 8 unit inspected by the Richmond Housing Authority. The inspector inspected the unit earlier today the tenant stated.

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

2.10 Kitchen/Stove or Range with Oven
Right burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.

8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Bedroom located next to the kitchen ceiling has dark discoloration present and needs repair and repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Replace damage door knob in the garage.

1.1 Living Room/Living Room Present
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 30m prior-510-421-6297-per owner-changed the insp from 07/18 to 07/25-owner not available on 07/18- M.L
06/16/17- Pre-Call 30m prior-510-421-6297 requested by owner-Changed the insp from 06/21 to 07/18-Owner not available on 06/21- M.L

4/4- spoke with owner and he will be out of town. He requested for 4/25 or 4/26 but those days are booked. I advised we have 4/27 or 5/2 hes out of town on business. 5/10 will work. Moved inspection from 4/7 to 5/10 9am-12noon. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-18-17 R/S from 8-16-17 to 7-25-17 owner will be out of town in Aug

2.3 Kitchen/Electrical Hazards
1. GFI not testing next to the sink area repair or replace.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

3.3 Bathroom/Electrical Hazards
1. GFI not testing repair or replace.

2. A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.5 Living Room/Window Condition
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

4.5 Other Rooms/Window Condition
The tenants complaint is the rain comes in through the window seals and she is constantly putting bath towels down and also water is wetting the floor which she is wiping up. Repair or replace each bedroom.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner states 603 is 605 27th St. owner will be out of town Pre call 30 min prior 510-221-7701

1.1 Living Room/Living Room Present
CH-7-26-17 Pre call owner 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

1.1 Living Room/Living Room Present
Call 1hr 707-315-8306. If owner doesnt answer, please make sure to leave a detailed message.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.

1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. White house tennis shoes at the door, black Camry in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

2.3 Kitchen/Electrical Hazards
1. Non-working outlet may be hazardous.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each right side of wall at the entry.

1.1 Living Room/Living Room Present
07/13/17-Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 07/18 to 07/26-Owner needs extra time to finish repairs- M.L

05/31/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
1. Smoke detector inside the kids room is defective and needs to be replaced.

2. Hallway smoke detector is not working repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout the entire unit.

7.4 Heating and Plumbing/Water Heater
Remove flex material from hot water heater and replace with: Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

1.4 Living Room/Security
Install weather stripping around front door

2.10 Kitchen/Stove or Range with Oven
Repair / replace left front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer face plate

3.12 Bathroom/Tub or Shower
Recaulk tub.
Missing overflow faceplate, cut hazard

3.2 Bathroom/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture.

3.6 Bathroom/Ceiling Condition
Complete ceiling repair

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit
6.4 Building Exterior/Condition of Exterior Surfaces
There is a piece of ply wood over the door that has exposed nails present and is not safe and needs to either be replaced with a proper canape or remove the present one.
1.1 Living Room/Living Room Present
Section 8 unit
1.1 Living Room/Living Room Present
Tenant being evicted
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
1.1 Living Room/Living Room Present
For inspection on 7/28 contact Barbara Haley in #104 for access to #203 her phone number 510-232-5358. Property is gated. If any issues arise with access call Laurent Mezin 317-703-9722. MW
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch
1.1 Living Room/Living Room Present
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5/25/17 - no show at 10am
7/27/17 - property reported as sold on 6/9/17
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is not connected to a water supply or is not connected to a sewer drain. The toilet is missing due to the bathroom being remolded.
3.12 Bathroom/Tub or Shower
The bathtub is missing due to the bathroom being remolded.
1.1 Living Room/Living Room Present
No entry @ 1:40 p.m.. The tenant was not home but the daughter was home but did not know about the inspection for today.
7/27/17 - property reported as sold on 6/9/17
2.11 Kitchen/Refrigerator
Door Not Working Properly, does not always stay closed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet missing aerator

1.1 Living Room/Living Room Present
No entry @ 11:00 a.m. the tenant said she did not know about the inspection.
No show @ 1:00 a.m. no one at home or present for the inspection.
7/27/17 - owner reported property was sold on 7/10/17

2.10 Kitchen/Stove or Range with Oven
Repair all burners to function as designed.

1.1 Living Room/Living Room Present
07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.1 Living Room/Living Room Present
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection form 8/2 to 9/5. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The sink is not secured to the counter. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The locks for the front and back gate need replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

1.1 Living Room/Living Room Present
No entry @ 11:36 a.m. the tenant stated they did not receive a notice for the inspection.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Also the attic area. Repair or replace door.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence/ gate on the left side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

1.1 Living Room/Living Room Present
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector inside bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/07/17-Per owner(510-236-7018)-Changed the insp from 07/06 to 07/27-Tenant unavailable on 07/06-M.L
CH-4-24-17 R/S from 5-1-17 to 5-23-17 owner states need more time repairs are not done

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Entry porch has a damaged board slate also exposed nail needs repair/replace. Tripping and cutting hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600

07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L

5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.

4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.

No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.

No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
Gated Property. Call Theodore access 507-210-8037 or call Doug 707-849-9816 if tenant does not answer.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Install one downstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Right bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace dry rot deck boards and rails

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Entry to garage, stairs need handraill

1.1 Living Room/Living Room Present
CH-7-28-17 Pre call 30 min 510-206-0083

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.8 Other Rooms/Floor Condition
Dining room carpet has rolls, restretch

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. (2nd floor right side)

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace falling fence on side of unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-6-6-17 Owner call in said tenant will be there in his place. Pre call 30 prior 510-409-5149

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-5-9-17 R/S from 5-24-17 to 6-9-17 due to owner will be out of town. Pre call 30 min prior 510-932-5198

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/bushes

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Install door knob to closet door

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right burners to function as designed

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
Sliding glass door handle broken and door is difficult to open

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.5 General Health and Safety/Refuse and Disposal
Remove old sofa from rear.

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.

2.2 Kitchen/Electricty
Room must have at least one working outlet and one permanently installed ceiling or wall light fixture. (light missing)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.

1.1 Living Room/Living Room Present
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.

4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located by the hot water heater.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/06/17-Pre-Call 30m prior-510-223-4703 or 510-542-0207-Requested by the owner- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-19-17 R/S from 5-25-17 to 6-9-17 tenant out of town pre call 30 min prior 925-381-3201

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

1.1 Living Room/Living Room Present
06/07/17-Pre-Call 45m prior-510-375-8726-requested by owner-2 units scheduled-Please go to 639 18th Street first- M.L

1.1 Living Room/Living Room Present
Please call owner 510-898-1618 and give ETA for 1st property of 4 to be inspected. MW

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

1.1 Living Room/Living Room Present
05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim

2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.

5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.

1.1 Living Room/Living Room Present
7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

1.1 Living Room/Living Room Present
CH-5-8-17 R/S from 5-9-17 to 6-8-17 owner is going out of town had an emergency. Pre call 707-664-9289

1.1 Living Room/Living Room Present
No entry @ 10:40 a.m. no one 18yrs or older present for the inspection.

05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of country

3.3 Bathroom/Electrical Hazards
Bathroom GFI not testing repair or replace. Check both bathrooms.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door

1.1 Living Room/Living Room Present
06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)

1.1 Living Room/Living Room Present
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-12-17 Pre call 1 HR prior 530-417-5944 has 3 other units need to know what on is first

1.1 Living Room/Living Room Present
Address is SOUTH Harbour

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/01/17-Changed the insp from 06/06 to 06/16-per owner-needs extra time to prepare unit- M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet needs re-chalking.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Loose outlet presents an electrical hazard. cover plate not secure.

4.5 Other Rooms/Window Condition
Bedroom without the backdoor needs a break away release bar in case of an emergency, or remove bars from the window.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

2.3 Kitchen/Electrical Hazards
Three prong extension cord leading from the wall to the face board underneath the cabinet is operating the dishwasher as is a improper connection that must be corrected and repair properly.

4.10 Other Rooms/Smoke Detectors
Center bedroom smoke detector not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence is damage and falling and needs repair.

1.1 Living Room/Living Room Present
5/25/17 - no show at 11:45am, small dog barking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-6-9-17 Owner needs a pre call 510-520-9615 to see what unit will be first has 2nd unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left bedroom.

1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection

1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet

3.8 Bathroom/Floor Condition
floor lifting by shower

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Middle bedroom - closet light not working properly

4.8 Other Rooms/Floor Condition
Middle bedroom - hole in closet floor, can see daylight

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
outlet not working properly

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair / replace living room carpet - carpet rolls, trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrails to
1. front stairs
2. basement stairs
3. side entrance stairs

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
05/19/17-Changed insp from 06/13 to 06/16-per owner-not available on the 13th-M.L

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-5-24-17 R/S from 6-13-17 to 6-16-17 has doctor apt Pre call 1 GR prior 510-506-0022

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace carbon monoxide detector current one not testing.

1.1 Living Room/Living Room Present
No show @ 11:18 a.m. no one at home.

04/24/17- Per P.Mngr-Apt#2 -Is Apt #B.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props. Window will not open also discoloration around the window and wall needs repainting.

1.1 Living Room/Living Room Present
06/01/17-Changed insp from 06/08 to 06/16-per owner-Not available on 06/08- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Unable to check outlets inside the bedroom due to items blocking the outlets. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
07/18/17-Changed the re-insp from 08/17 to 07/28-per owner-repairs done-need sooner re-insp- M.L
7/7/17 - Owner requested sooner reinspection date moved from 8/8 to 7/12
5/8/17 - Owner called to reschedule due to tenant being out of town and has no access to unit. Moved from 5/23 to 6/30. MW

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly, must be operational.
Thermostat not working properly / runs off two breakers / wired incorrectly.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs - damaged and bottom step loose

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in right rear bedroom / reinstall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in both bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.2 Secondary Rooms/Security
Garage - rear window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.
4.6 Other Rooms/Celing Condition
Repair peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
Recaulk shower.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right side burner not working as designed
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
Precall owner 707-484-9785 and give 1 hr notice.
1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

1.1 Living Room/Living Room Present
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
3.12 Bathroom/Tub or Shower
Bathtub missing hardware, overflow and drain
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
1.1 Living Room/Living Room Present
CH-7-7-17 Owner call to re-schedule because tenant will not be there owner will call Monday to schedule inspection

6/16- PRE CALL 30MIN PRIOR 925-360-9002-Per P.Mngr-Changed the insp from 06/19 to 07/10-No one able to be there- M.L

No show @ 12:45 p.m. no one present for the inspection. Unable to enter the gate no access no one entering into the complex.
1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
1.3 Living Room/Electrical Hazards
Dining room testing hot neutral reverse: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
1.1 Living Room/Living Room Present
Section 8 unit. Cancelled and replaced with a different unit

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-7-17 to 8-28-17 tenant was evicted has 15 days to be out Pre call 510-361-9600 (owner) and 510-206-0083 (PM)
07/21/17-Pre-Call 30m prior-510-361-9600-per owner-Changed the insp from 08/01 to 08/07-Eviction taking place- M.L
5/12- Received email from owner to re-schedule. Per our conversation a month ago, an unlawful occupant has been blocking the access to the property. Legal action has been taken. Per Jennifer re-schedule to August 1, 2017 and mail out notices. Moved from 5/22/2017 to 8/1/2017 1-4pm.
4/12- spoke with owner, needs to re-schedule. Said the squatter is still in the unit and he has filed for eviction. I advised him to send us proof of the eviction. Notices will be mailed out. Moved from 4/13 to 5/22/2017.
No entry @ 10:00 a.m. the owner was present and stated there is a squatter inside the unit and could not do the inspection. and will notify the City about postponing it until further notice.
No show 2 11:43 no one home cat in the window.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

1.1 Living Room/Living Room Present
No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

4.10 Other Rooms/Smoke Detectors
Smoke detector in hallway is missing must be replaced.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has dark discoloration present and needs to be repainted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

1.1 Living Room/Living Room Present
07/19/17-Pre-Call 30m prior-510-206-1643-Changed the insp from 07/24 to 07/31-per owner-not available on 07/24- M.L

05/23/17-Pre-Call 30m prior-510-206-1643- per owner-Changed insp from 05/25 to 06/09- 2 units-M.L

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Hall

1.1 Living Room/Living Room Present
Property is in gated community. Please call Robert 510-282-7963 with ETA he will meet you for access.

1.1 Living Room/Living Room Present
Gated Property. Please call Mike 650-422-8246 with ETA he will meet you for access to unit

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

2.10 Kitchen/Stove or Range with Oven
7/13/17, Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
08/01/17-P.Mngr-Ahmad (510-525-1300)called-Ok per Jennifer-Cancelled inspection for 08/14-Unit #1 Passed on 07/24/17-P.Mngr resp.to self-Inspect remaining units. M.L

1.1 Living Room/Living Room Present
CH-8-1-17 Pleas make first on route tenant has to leave at 11:30AM for work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Also dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 = rescheduled from 8/16 to 8/25. MW

4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

1.1 Living Room/Living Room Present
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell

2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Testing hot neutral reverse).

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

1.1 Living Room/Living Room Present
No show @ 2:21 p.m. no one at home. The blinds were opened.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-510-231-1450-ext 11586-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work

1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW

2.1 Kitchen/Kitchen Area Present
Owner the tenant says water is coming in through the window when it rains. Please check windows and check where the water is coming in at. Pass with comment.

3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.

1.1 Living Room/Living Room Present
CH-8-2-17 Pre call 30 min 510-527-6600 and would like to be first on route
CH-5-8-17 R/S from 6-1-17 to 6-21-17 owner out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

1.1 Living Room/Living Room Present
08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior to Mya 510-303-6292

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the office.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

1.1 Living Room/Living Room Present
No entry the tenant stated they did not receive a notice for the inspection for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex material.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-17-17 to 8-2-17 owner has surgery that day and will need 2wks

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/17 to 08/2-per owner
Tenant-out-of-town- M.L

2.10 Kitchen/Stove or Range with Oven
All burners must function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / secure leaning fence in yard

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (2nd floor left bedroom)

1.1 Living Room/Living Room Present
Call 510-701-2862 give ETA and first property to be inspected.
7/10 - Owner called and rescheduled inspection from 7/17 to 8/2. MW
CH-5-30-17 Pre call 30 min prior 510-701-2862

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

2.8 Kitchen/Floor Condition
There are torn pieces of linoleum that needs repair its a tripping hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 45m prior- 510-527-6778-requested by owner today-10.45AM -M.L
07/21/17-Changed the insp from 07/28 to 08/03-Owner has a doctors apt on 07/28- M.L

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom : A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/3- owner needs to take his mother to dr.s appt. Moved from 8/4 to 8/8 1-4pm. Owner confirmed. Called at 1:16pm and Claudia sent the route out at 1:15. Sent email to Frank to remove from route. A.L.

7/10/17 - no show at 11:35, no answer at door

No show @ 2:43 p.m. no one present for the inspection gated community.

1.1 Living Room/Living Room Present
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

1.1 Living Room/Living Room Present
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then

1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
05/12/17-Changed the insp from 06/14 to 06/21-per owner-not available on 06/14-M.L

2.10 Kitchen/Stove or Range with Oven
Oven thermostat not working repair or replace. Also check oven to see if it works. Unable to check.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat is install incorrectly. There is a wire leading from the thermostat to the heater. Repair/replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:54 p.m. no one at home. White building.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and needs replacing or replace the refrigerator.

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector in hallway current ones not working.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The owner stated the stove burner had been repaired but it went out again and he has ordered a new stove for delivery. 8/3/17 FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI Testing hot neutral reverse underneath the counter also the sink area.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.5 Bathroom/Window Condition
Window seal and frame has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.

1.1 Living Room/Living Room Present
07/05/17-Pre-Call 30m prior-510-621-8321-requested by owner-Changed the insp from 07/10 to 08/03-owner needs extra time for repairs-M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one present for the inspection the front gate was locked no access.

07/07/17-Changed the insp from 07/26 to 08/03-per owner-Not available on 07/26- M.L

1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. GFI Not testing in the second bathroom repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

2.10 Kitchen/Stove or Range with Oven
Rear burners do not ignite as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

1.1 Living Room/Living Room Present
08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L

1.1 Living Room/Living Room Present
No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. the other outlet has a gap where the cover is and need to be sealed.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home yellow house brown security gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fallen fence

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
3rd fail 8/4/17 @ 1;00 p.m. the owner has not completed any work/repairs to the unit as requested.

No show @ 11:30 a.m. no one at home.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway: A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Security gate is torn also door knob is damage and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one home. Brown building.

No show @ 9:45 a.m. no one at home.

No entry @ 9:00 a.m. the tenant said they did not know about the inspection for today.
5/30/17 - no show at 10:40
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. yellow house the front gate and door was open but when I called out for someone no one came. I also checked around the house. I did not enter the unit without someone coming to let me inside.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter top cracked and swollen from water damage
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.
1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.

1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.

1.1 Living Room/Living Room Present
8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW

1.1 Living Room/Living Room Present
07/14/17-Changed the insp from 07/18 to 08/04-Owner needs extra time to finish repairs-M.L
No show @ 10:55 a.m. tan house no one at home.

1.3 Living Room/Electrical Hazards
Dining room Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Check all: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace missing smoke detectors.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

1.1 Living Room/Living Room Present
08/07/17- Pre-Call 30m prior-925-215-4017-changed the insp from 08/09 to 09/01-Per P.Mngr-not available on 08/09- M.L

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW

2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, loose

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
5/24 - FINAL RESCHEDULE Moved inspection from 6/19 to 8/7. Granted per Jennifer. MW
04/18/17-Pre-Call 30m prior-510-710-4493-by owner-changed the insp from 04/28 to 05/01-owner out-of-town-M.L
No entry @ 2:30 pm the tenants pit bull jumped out of a flat bed truck and attacked me the dog bit my left arm. I had to go to the hospital right away.

3/16-PLEASE BE THERE AFTER 2PM THATS THE ONLY TIME OWNER CAN MAKE IT 510-710-4493. Spoke with owner and she will be out of town. Moved from 3/23 to 4/10/2017 1-4pm.

3.3 Bathroom/Electrical Hazards
1. Repair light switch inside bathroom no power also exposed wires present possible fire hazard. Also upstairs bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedrooms: Damaged outlet presents an electrical hazard. No power.

4.7 Other Rooms/Wall Condition
Upstairs bedroom wall has chip paint present and needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also install one inside the basement.

1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.

7.4 Heating and Plumbing/Water Heater
Remove items away from around the hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:20 a.m. the door was locked from inside and no one would come to the door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant was not at home and there were dogs inside the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken. Not working or installed properly.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Tenant remove items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.

2.12 Kitchen/Sink
Garbage disposal is making a loud noise and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
Remove all items away from hot water heater.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one home.

1.1 Living Room/Living Room Present
No entry @ 11:30 a.m. no key for the unit.

1.1 Living Room/Living Room Present
No entry @ 10:00 a.m. no one at home and no key for entry to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry no one home and no key for entry.

1.1 Living Room/Living Room Present
06/05 - FINAL RESCEDULE moved from 6/9 to 6/30. Explained to owner no more reschedules allowed and she understood. ME
05/15/17-Pre-Call 30m prior-707-386-8770-Per Owner-Changed insp from 05/23 to 06/09-Not available on 05/23-Unit is vacant- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
GFI inside the closet not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. (Missing one strap).

1.1 Living Room/Living Room Present
No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no one at home.
1.1 Living Room/Living Room Present
7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
8/8- owner has the day off on 8/24. Moved from 8/22 to 8/24 1-4pm.

No show @ 11:55 a.m. the tenant left a note on the door saying they had to leave due to a family emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector in the downstairs entry.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
Correct address is 419 South 24th St. Call before arrival 415-568-1337. Inspector went to wrong address.
No show @ 2:05 p.m. no one present for the inspection. Front gate locked no access brown building.
1.1 Living Room/Living Room Present
07/25/17- Pre call 30 min prior 650-636-6424-Changed the insp from 07/26 to 08/01-per Karen-P.Mngr-requested a few extra days-M.L
CH-5-15-17 Pre call Marc 1 HR prior 707-344-5632

CH-5-12-17 R/S from 5-31-17 to 6-15-17 due to owner out of town. Pre call 510-858-6711
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Exterior light fixture is not working properly repair or replace.

1.1 Living Room/Living Room Present
CH-7-25-17 R/S from 7-31-17 to 8-1-17 owner states tenant will not be home
CH-7-24-17 R/S from 8-24-17 to 7-31-17 owner wants earlier date

Address should be 107 Martina Ave
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:00 gate blocked with wooden bar/washing machine in driveway
1362 Kelsey ST.,
7/13/17 - no access to house, brown house with white trim. 2x4 across inside of gate
No entry @ 9:10 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:15 blue and green parakeets out of cage
870 10TH ST,
7/13/17 - no access at 10:15, tenant not aware of inspection
No entry @ 9:38 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.
1.1 Living Room/Living Room Present
8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
1.1 Living Room/Living Room Present
8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
1.8 Living Room/Floor Condition
hardwood floor at entry deteriorated/hole repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
1.1 Living Room/Living Room Present
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one at home. Green building it also had fencing material and carpentry work around the building.

Scheduled per City request due to complaints. Do NOT cancel.

1.1 Living Room/Living Room Present
Unit switched to #1 per owner request.

1.1 Living Room/Living Room Present
Unit switched to #9 per owner request

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

1.1 Living Room/Living Room Present
Unit switched to #12 per owner request

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH-8-8-17 Pre call owner 510-302-7401
5/25/17 - no show at 11:45am, small dog barking

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (7/26/17 No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.)

1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Replace damage one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: A missing and/or cracked coverplate presents an electrical hazard.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Repair or replace right rear burner.

4.10 Other Rooms/Smoke Detectors
Cover existing smoke detectors that have expose wires that are capped off.

6.4 Building Exterior/Condition of Exterior Surfaces
Neighbors fence next door is leaning toward the property and needs to be repaired.

1.1 Living Room/Living Room Present
06/28/17-Pre-Call 1hr prior-510-851-4431- 3 units scheduled-requested by owner.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Also peeling paint on the banister and the porch/steps that need repainting.
1.1 Living Room/Living Room Present
Please call 510-282-6696 when onsite for access. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
Must Pre call 30 min prior 510-323-5748 for all inspections. MW

No entry @ 10:45 a.m. the owner was present. The owner wasnt able to enter the unit. No key.

CH-4-28-17 Pre call 30 min prior 510-323-5748
No entry @ 11:17 a.m. the tenant said they had no notice.

03/27/17-Changed the inspection from 04/07 to 04/25-per owner-out-of-town-M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in the hallway upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-24-17 R/S from 8-15-17 to 8-3-17 owner needed earlier date
CH-6-19-17 R/S from 6-22-17 to 7-10-17 peer owner pre call 707-239-3000
05/30/17- Pre-Call 30m prior-707-239-3000-Per owner-changed the insp from 06/08 to 06/22-Owner out-of-town-M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8-3-17 No Entry 1:30 Access denied by management

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

1.1 Living Room/Living Room Present
07/12/17-Per owner-changed the insp from 07/17 to 08/08-Extra time to repair fence- M.L

1.6 Living Room/Ceiling Condition
Repair leak and water damage in ceiling

2.5 Kitchen/Window Condition
Repair leak and water damage at window sill

3.12 Bathroom/Tub or Shower
Repair hall shower to function as designed

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair falling fence

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

1.1 Living Room/Living Room Present
7/18 - Owner called and requested a few extra days. Moved inspection from 8/2 to 8/8. MW
6/13- Owner n/a moved from 6/15 to 6/20 11am-2pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
1.Overhead light fixture in kitchen and dining room is not working and needs replacing.

2. Damaged outlet presents an electrical hazard/ broken.

3.8 Bathroom/Floor Condition
Linoleum is badly torn and needs to be replaced in the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Sewing room: A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Bedrooms need thresholds at the door tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking it. I will need to check at the next re-inspection.

8.2 General Health and Safety/Exits
Patio door lock and handle is missing and needs replacing or replace entire door.

1.1 Living Room/Living Room Present
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

1.1 Living Room/Living Room Present
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
7/17/17 no show at 10:30, yellow duplex

1.1 Living Room/Living Room Present
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.

5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one at home.

No show 2 10:20 a.m. no one home. Dog barking, green house.

7/31/17 no show at 12:55pm

04/10/17-Changed the insp from 04/25 to 05/08-per owners request-tenant not available on the 25th- M.L

4.5 Other Rooms/Window Condition
Repair / replace broken window lock in left rear bedroom

1.1 Living Room/Living Room Present
08/08/17-Pre-Call 30m prior-415-233-0588-requested by Dora-P.Mngr-Call Bx not working- M.L

7/25/17 no show at 12:21, no access to unit, call box not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.7 Bathroom/Wall Condition
Wall is damaged located around the toilet area needs repair.

2.10 Kitchen/Stove or Range with Oven
Install missing burner pans

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (garage)

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
Repair / replace shower diverter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism
8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.
1.1 Living Room/Living Room Present
7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.
1.1 Living Room/Living Room Present
08/04/17-2Pm -All gates pad/locked/tan sfd with orange trim.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Kitchen/GFCI Not working Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage/ loose
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.
1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.
2.10 Kitchen/Stove or Range with Oven
Kitchen/replace deteriorated burner pans/right front burner not shutting off/repair.
4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.
3.8 Bathroom/Floor Condition
Tiles coming off the floor/repair.
3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L
4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.
3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement/Shower diverter not working properly/repair.

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken hinge replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater Not working properly/repair.

2.11 Kitchen/Refrigerator
Repair Replace Loose Refrig handle (missing).

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

1.4 Living Room/Security
Patio door damage the handle is gone and a screw driver is holding in place of a real lock. Door should be repair or replaced. Also very hard to open may be the original patio door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.7 Living Room/Wall Condition
Wall /Leak/Repair & Water Damage.

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

2.12 Kitchen/Sink
could not find switch for garbage disposal tenant did not know

1.1 Living Room/Living Room Present
10:00AM-Gray with blue trim/unit sits over garage.

1.1 Living Room/Living Room Present
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

1.1 Living Room/Living Room Present
11:35AM-1st floor unit/blue stucco/white door.

1.1 Living Room/Living Room Present
11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
12:35PM-Tenant unaware of the insp /requested re-schedule.

No show @ 12:10 p.m. no one at home.

No entry @ 10:45 a.m. the tenant said she does not know about the inspection and the owner gave no notice.

No entry @ 12:55 p.m. the tenant did not have a notice.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.4 Living Room/Security
Repair interior door hardware and door trim

2.10 Kitchen/Stove or Range with Oven
Install missing stove knobs

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing/Repair/Replace- All units must have at least one carbon monoxide detector on each level.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replace/Deteriorated/Not Sanitary.

3.12 Bathroom/Tub or Shower
Recaulk tub.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st bedroom on left)

6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard
1.7 Living Room/Wall Condition
Living Room-Repair cracks in wall above heater/check area to see if heater caused damage.
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.
8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes
1.1 Living Room/Living Room Present
No show @ 9:35 a.m. no one at home.

07/07/17-Changed the insp from 07/10 to 07/14-per P.Mngr-510-693-1247 Lalenya-waiting on an appliance delivery-Last Re-schedule-M.L
06/29/17- Changed the insp from 06/30 to 07/10-per P.Mngr-510-693-1247-waiting on an appliance delivery- M.L
05/31/17-Changed the insp from 06/02 to 06/30 per Lalenya-P.Mngr-Extra time for repairs -2 Units-M.L

CH-4-28-17 R/S from 5-3-17 to 6-2-17 tenant out of the country
2.10 Kitchen/Stove or Range with Oven
1. Overhead microwave not working repair or replace.

2. Rear burner not working repair or replace.
4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling dark discoloration present needs repainting.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 6 also
1.3 Living Room/Electrical Hazards
Missing globe on light fixture
1.1 Living Room/Living Room Present
CH-8-9-17 gated area code #0000 or #7762 or call 510-236-8912
CH-8-1-17 R/S from 8-11-17 to 8-23-17 owner will be out of town
1.1 Living Room/Living Room Present
8/2/17 - 9:54AM-Olive unit/white trim.
1.1 Living Room/Living Room Present
8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.
1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town
2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town pre call 415-483-6089

1.1 Living Room/Living Room Present
CH-8-9-17 R/S from 8-11-17 to 9-7-17 out of town Pre call 415-483-6089

1.1 Living Room/Living Room Present
07/07/17- Changed insp from 07/18 to 08/09 per owner-Contractor has been delayed- M.L

4.6 Other Rooms/Celing Condition
Repair ceiling leak (2nd fl, left)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (kitchen and family room) occuring inside the unit must be removed.

1.1 Living Room/Living Room Present
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

1.1 Living Room/Living Room Present
No show @ 10:39 a.m. no one at home, yellow house.

2.10 Kitchen/Stove or Range with Oven
Owner the tenant states that the fan and the flat screen TV power goes off. Please check not happening at the time of the inspection pass with a comment.

2.10 Kitchen/If No Stove
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/09-per P.Mngr-Not available on 07/25- M.L
CH-5-23-17 R/S from 6-2-17 to 6-14-17 owner will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
Hallway is missing the smoke detector must replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Bedrooms.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

1.1 Living Room/Living Room Present
No show @ 11:40 a.m. I showed up to the property and while speaking with the owner about the re-inspection for 5237 PANAMA AVE the owner stated he did not get a letter for this property.

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-15-17 to 8-9-17 owner will be out of town Pre call 650-360-2411
CH-5-16-17 R/S from 5-25-17 to 7-6-17 due to owner will be out of the town. Pre call 650-360-2411

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Deck under carpet/broken/trip hazard/repair/replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

1.1 Living Room/Living Room Present
No show @ 1:26 p.m. no one at home. Light brown house/green trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
774 36th St unit B
8-8-17 No show 10:20 white duplex cat in window
7/20/17 - no show at 12pm, white SFR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fence/gate in the backyard will not close securely and needs repair. No security.

8.4 General Health and Safety/Garbage and Debris
There are paint containers outside and should be removed. Children present.

1.1 Living Room/Living Room Present
8-8-17 No entry 12:05 tenant was not aware of inspection tenant call owner ,owner instructed tenant not to open the door or let me in.
No entry @ 10:50 a.m. The tenant contacted the owner. This is a section 8 unit the owner stated over the telephone.

1.1 Living Room/Living Room Present
8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30

1.1 Living Room/Living Room Present
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.

2.3 Kitchen/Electrical Hazards
Kitchen upstairs and downstairs - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install a handrail for backstairs. More than three steps tripping hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.
1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair
1.6 Living Room/Ceiling Condition
large crack in ceiling repair
3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No show @ 1:30 p.m. the owner was present but did not have a key for entry. The tenant was not at home.

06/22/17-Changed the insp from 07/06 to 07/20-Owner requested extra time to finish repairs- M.L
No show @ 1:30 p.m. no one home burgundy Pilot SUV parked in the driveway. No answer.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door bashed in repair/replace

Rear fence falling repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

1.1 Living Room/Living Room Present
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/If No Stove
Kitchen/hood range/exposed wires/repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors missing from bedrooms / All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

4.10 Other Rooms/Smoke Detectors
Bedroom/smoke detector not working properly.

3.12 Bathroom/Tub or Shower
Bathroom/downstairs/shower diverter not working/repair.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace
4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall
2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.
1.1 Living Room/Living Room Present
No show @ 9:15 a.m. no one home.
6.4 Building Exterior/Condition of Exterior Surfaces
Front door weather stripping coming off/replace Rear Yard = Overgrown Grass/Weeds. cut and remove/fire hazard
1.1 Living Room/Living Room Present
07/25/17-Changed the insp from 07/26 to 08/09-per owner-not available on 07/26- M.L
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or going outside house.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
08/09- Tenant did know of inspection/requested to be re-scheduled.
7/18/17 - no show at 10:55, could hear someone in unit

No show @ 9:05 a.m. no one at home.

No show @ 9:05 a.m. I rang the door bell and the knocker also I knocked and waited for someone to answer but no one came. Windows were open upstairs and blinds downstairs.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
1.1 Living Room/Living Room Present
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
2:30PM-Attempted to call owner/Telemail phone filled/could not L/M/Called insp.team to contact owner/did not hear bck.
Please call 1 hr notice 925-899-2722
7/24 - PM requested reschedule due to being out of town. Moved from 7/31 to 8/9. MW
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
Repair Replace Loose Refrig handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.6 Bathroom/Ceiling Condition
water damaged/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.
3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors off track/repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(right rear bedroom)
4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/If No Stove
Kitchen/hoodrange Missing screen.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.
1.1 Living Room/Living Room Present
Smoke Detector missing battery
3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks
2.10 Kitchen/If No Stove
Kitchen/right front Range Bumer /not self igniting/repair.
7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
1.1 Living Room/Living Room Present
7/6 - Owner called and needs more time to complete repairs. Moved from 7/7 to 7/19 MW
7/19/17 - no show at 11:40
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Faucet loose and missing aerator
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Deteriorated (Sink cabinet)
2.8 Kitchen/Floor Condition
Torn flooring poses a trip hazard
3.6 Bathroom/Ceiling Condition
Repair water damage above shower
6.4 Building Exterior/Condition of Exterior Surfaces
All exterior safety lights are disable by owner/reinstall
common area electrical meter removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair exterior fence - exposed nails
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.6 Living Room/Ceiling Condition
Ceiling was repaired but leaky pipes were not(per tenant who was there during repair work)
1.1 Living Room/Living Room Present
07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
Living Room/install threshold around tile/broken.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

3.12 Bathroom/Tub or Shower
Bathroom/tub stopper missing/install.

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

2.10 Kitchen/If No Stove
Kitchen/Right Side/Stove Burners do not self ignite/repair.
Hoodrange/screen missing/replace.

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Burner Not Working/Rear Burner/Covered in oil/Clean.

2.10 Kitchen/Stove or Range with Oven
Stove/Range Bumer(s) Do not self Ignite/Repair.

1.4 Living Room/Security
Space under front door/Install weather stripping.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.1 Living Room/Living Room Present
08/10/17-4.30pm- Pre-Call 30m prior -510-367-7099-Requested by Janice- M.L

5.2 Secondary Rooms/Security
Family room sliding glass door does not lock repair/replace
and door is too difficult to open repair

1.1 Living Room/Living Room Present
08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Clean and re-caulk sink
1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
1.7 Living Room/Wall Condition
Living room walls peeling and cracked/resurface
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-826-7305-per owners request- M.L
2.10 Kitchen/Stove or Range with Oven
Install missing control knobs for stove / range hood.
2.3 Kitchen/Electrical Hazards
Install globe to kitchen light
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working properly, tenant has to fill rear tank for flush.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat hanging from wall /repair
1.3 Living Room/Electrical Hazards
Thermostat hanging from wall/repair
1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to the door is damage and will not open. I will need access at the next re-inspection.
8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose/repair

1.1 Living Room/Living Room Present
8-11-17 pre call 30 min prior 510-367-7099
5/25/17 - unit under construction, owner requests at least 30 days

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located under the window, check all.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed

1.1 Living Room/Living Room Present
8-11-17 No Show 10"00 off white SFD with brown trim door

1.1 Living Room/Living Room Present
8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.7 Bathroom/Wall Condition
Reinstall towel bar

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.1 Living Room/Living Room Present
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
8-11-17 no show 10:40 snowman face on door

1.1 Living Room/Living Room Present
8-11-17 no show 10:45 tenant did not know of inspection

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door

1.1 Living Room/Living Room Present
8-11-17 no show 2:00/ management denied entry at gate/blue gate

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

2.3 Kitchen/Electrical Hazards
kitchen/GFCT not working

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction

1.1 Living Room/Living Room Present
Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair

1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

1.1 Living Room/Living Room Present
No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

2.12 Kitchen/Sink
Leak under sink/repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair

4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim
1.1 Living Room/Living Room Present
CH-8-14-17 pre call 1 hr prior 415-812-8532
CH-7-31-17 R/S from 8-1-17 to 8-17-17 owner still not done with repairs

CH-7-14-17 R/S from 7-19-17 to 8-1-17 due to owner not done with repairs
CH-5-31-17 Pre call 1HR prior 415-819-3601
4.7 Other Rooms/Wall Condition
Right rear bedroom - Repair window sill dryrot and water damage to wall
4.3 Other Rooms/Elecrtical Hazards
Improper or loose wire connection presents an electrical hazard. (2nd fl, left bedroom)
6.6 Building Exterior/If No Paint
Ext. Unit = Paint Peeling/Deteriorating. (rear and east side)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorated fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. left front bedroom
4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall
6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space
8.4 General Health and Safety/Garbage and Debris
upkeep of yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. both bedrooms
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Remove old deadbolt screw from the door it is a cut hazard, and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.
6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs, 4 or more steps requires a handrail
4.10 Other Rooms/Smoke Detectors
Tenant replace smoke detector inside left bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:45pm, 1st floor unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/22/17 - no show at 1:50pm, 2nd floor unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Replace hallway smoke detector.
1.1 Living Room/Living Room Present
No show @ 11:15 a.m. no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. no one present for the inspection and no one at home.
1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.
4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.
4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.
4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom faucet handle is loose repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.
2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.
4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.
1.1 Living Room/Living Room Present
8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
3.13 Bathroom/Ventilation
Clean bathroom fan/fire hazard.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-per owner-2 units scheduled- M.L
CH-8-2-17 R/S from 8-4-17 to 8-18-17 owner can not get off work
1.1 Living Room/Living Room Present
8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence
1.1 Living Room/Living Room Present
8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-916-206-6658-per owners request- M.L
CH-7-25-17 R/S from 7-28-17 to 8-16-17 tenant will not let contractor in unless owner is there as well

1.1 Living Room/Living Room Present
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 6-30-17 to 7-6-17 owner unable to make that date pre call 510-821-7188

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

2.13 Kitchen/Space for Storage, Prep and Serving
Repair falling cabinet hinge

3.12 Bathroom/Tub or Shower
Left water control leaks when turned on

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
06/07/17-Owner called -please do the re-inspection after 07/10-Owner going out of town- M.L
6/6/17 - no show at 1pm, locked iron gate, no access to yard or door

5.2 Secondary Rooms/Security
Side security door has torn screen

Front security door missing doorknob

1.1 Living Room/Living Room Present
No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall

5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit

1.1 Living Room/Living Room Present
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose

3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate

4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track

1.1 Living Room/Living Room Present
6/6/17 no entry at 12:15, yellow stucco, kids toys in front yard, black love seat on porch

2.10 Kitchen/Stove or Range with Oven
Left rear burner does not function as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower water control not working properly

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.
1.1 Living Room/Living Room Present
08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner
1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/24/17 no show at 1:30, yellow stucco
No show @ 10:40 a.m. no one at home. The tenant in unit # 4106 thought his unit was the one for the inspection. I called the office to verify with Alison and she said there is nothing in the notes to do another unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail is rotted, replace, roof support leaning on dryrot area is not attached.
1.1 Living Room/Living Room Present
No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present
No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.

4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (Hall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down

1.1 Living Room/Living Room Present
8/9/17 proof of owner occupancy received, inspection cancelled.

No entry @ 12:20 p.m. the tenant said the owner stays with them. My first time speaking to someone at the unit the owner was not present.

CH-8-3-17 Spoke with owner said mail proof sent copy of water bill 7-27-17 and she told Frank the inspector and he told her to call inspection team
No show @ 9:05 a.m. White house red trim small windmill in the front yard. No one at home.

Owner states she moved back into unit and is awaiting utility bill to show proof of occupancy to cancel inspection. Moved from 5/23 to 7/6. MW

1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Needs one strap.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-6-23-17 R/S from 7-10-17 to 7-11-17 tenant will not be home on the 10th
No entry @ 12:15 the tenant did not have a notice.

No show @ 1:35 p.m. no one home.

No show @ 9:30 am yellow house green trim.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
07/19/17-Changed the insp from 07/25 to 08/16-per owner-Not available on the 25th- M.L
CH-5-5-17 R/S form 5-23-17 to 6-8-17 owner said that date would not work for her or tenant

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:05, gray duplex with red door

2.10 Kitchen/Stove or Range with Oven
Tenant needs to clean the stove and oven also the exhaust fan screens, very greasy and dirty.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub needs to be re-chalked.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home at both units.

CH-5-30-17 R/S from 6/1/17 to 6/16/17 owner is out of town
7/26/17 no show at 1:10, gray duplex with red door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

1.1 Living Room/Living Room Present
7/26/17 - no show at 12:05pm, brown SFR w white trim, gold bow above front door

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit

2.12 Kitchen/Sink
Faucet broken

2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule

3.12 Bathroom/Tub or Shower
Shower diverter not working properly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
08/17/17-Frank called-he called the owner 8 times to meet him at the unit..having a hard time finding the unit-I also L/M for the owner @ 12:07PM -M.L
07/14/17-call owner 30 mins before arrival 510-504-4447-Changed insp from 08/02 to 08/17-owner out-of-town on 08/02-M.L

07/06/17- call owner 30 mins before arrival 510-504-4447-Changed insp from 07/17 to 08/02-owner not available on 07/17-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 08/02 to 08/17-Per owner-replacing all the wiring in the unit- M.L
06/26/17-Changed the insp from 07/20 to 08/02-Owner requested extra time to finish repairs-out-of-town-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the toaster check all outlets.

1.1 Living Room/Living Room Present
No show 11:10 a.m. no one at home. Grey apts. Tenants that help out with the property tried to contact the owner but could not reach him.

No show @ 11:45 a.m. grey building no one at home.
7/25/17 no entry - tenants were not informed of inspection by owner

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

3.3 Bathroom/Electrical Hazards
2nd bathroom GFI is loose and needs securing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

2.12 Kitchen/Sink
2nd fail: Faucet Water Pressure Low. Is still to low almost a drip.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Upstairs and downstairs heater also replaced thermostat.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay

1.6 Living Room/Ceiling Condition
Repair leak in living room and hall ceilings

2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp

2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-22-17 to 7-12-17 owner will be out of town-mail out notice
5/26/17 - no entry, tenant ill

2.3 Kitchen/Electrical Hazards
The light switch in the kitchen is broken, repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Cover the old smoke detector in the hallway.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the right bedroom.

1.1 Living Room/Living Room Present
6/5/17 no entry, owner wanted reschedule upon arrival

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-7-3-17 R/S from 7-11-17 to 7-12-17 Owner has doctor appt

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house
1.1 Living Room/Living Room Present
I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
No show at 9:30 no one present or home for the inspection.

06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No show @ 12:05 pm no one present for the inspection.
pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. (Tenant turned off pilot light)
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

2.12 Kitchen/Sink
Recaulk around sink and replace missing grout
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.
2.10 Kitchen/Stove or Range with Oven
Repair hood fan
Repair two right burners to function as designed
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.
2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.
1.1 Living Room/Living Room Present
06/12/17-Changed the insp from 06/21 to 07/13-per owner-needs extra time to finish repairs due to being ill - M.L
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch step is broken and is a tripping hazard and needs repair.

1.1 Living Room/Living Room Present
No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair water damage
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed
1.1 Living Room/Living Room Present
07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
1.1 Living Room/Living Room Present
I entered the gate and went to the unit. No show @ 1:58 p.m. no one at home.

8/7 - rescheduled per email request by owner from 8/11 to 8/18. New notice emailed to owner. MW
1.1 Living Room/Living Room Present
08/15/17-Pre-Call 30m prior-415-596-5836-2 units-Changed the insp from 09/13 to 08/18-to schedule with other unit- 2109 Bissell- M.L
1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW
6.1 Building Exterior/Condition of Foundation
Exterior under complete reconstruction
1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door
1.1 Living Room/Living Room Present
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.
3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/21/17- Pre-Call 1HR prior-510-593-1069- Requested by owner- M.L
CH-6-1-17 R/S from 6-6-17 to 7-17 owner is having contractor do the heater

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the coffee maker.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector.

1.1 Living Room/Living Room Present
CH-8-21-17- Go to unit a little after 11:00AM owner daughter has doctor apt. call 510-364-2864
Precall 30 mins Deena Solwren 510-364-2864
8/21 - Moved inspection from 8/23 to 9/14. MW
No show the owner or tenant had to go to the hospital.

Please call Daniel 510-364-1574 30 min notice
5/25 - Rescheduled from 6/2 to 6/16 by owners daughter.

3.6 Bathroom/Ceiling Condition
Remove excessive discoloration from ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
Please call Melissa 510-334-4602 when at gate for access.

No show @ 12:00 p.m. no one present to allow access for entry this is a gated community.

CH-5-31-17 R/S from 6-9-17 to 6-16-17 tenant out of town

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat control button

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

3.6 Bathroom/Ceiling Condition
repair peeling ceiling

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)
1.1 Living Room/Living Room Present
CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/26 to 08/21-per owner-extra time to finish repairs- M.L

06/06/17-Changed insp from 06/09 to 06/16-per owner-not available on 06/09- M.L
No entry @ 9:15 a.m. owner has not completed the work.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L
1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.
2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.
2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.
4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.
1.1 Living Room/Living Room Present
7/19- owner needs to re-schedule. The electrician retired and moved last minute. Wasnt able to finish the repairs. Now, hes in the process of getting a new guy. Moved from 7/20 to 8/21 11am-2pm. Notices mailed out.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. All three prong outlets throughout the unit.
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21- owner needs to re-schedule. Moved from 7/27 to 8/21 1-4pm. No longer has a contractor. Looking for another one. Notices mailed out.
1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Main bedroom window seal has peeling paint needs repair and repainting.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Driveway.
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Remove flex piping.
1.1 Living Room/Living Room Present
6/16- pre call 510-453-4445 Owner needs to change time frame. Has Parkinsons and its hard for him to get going in the morning. All 3 units are set for the same day 7/20 from 1pm-4pm. Notices mailed out.

CH-5-1-17 R/S from 5-10-17 to 6-6-17 tenant out of town 3 units
pre call 510-453-4445
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Remove hose material and replace with either copper or galvanize steel or CPVC material).
1.1 Living Room/Living Room Present
08/09/17-Pre-Call 30m prior-510-672-0282-Changed the inspection from 08/17 to 08/21-per owner-Neither tenant or owner available on 08/17-M.L
CH-6-6-17 Spoke with owner said tenant ok to schedule inspection if needed. Owner will not be able to miss work
No show @ 11:53 a.m. no one home. I received a phone call from Mary on the inspection team at 11:36 a.m. saying the owner was on the phone and wanted to know when I would be arriving. I then told her she was next and to please let her know I would be on the way. She (Mary) said okay that she would let her know. Once I arrived to the unit before 12:00p.m. no one was there. Please check with Mary to see if she did let the tenant know I was on the way.

06/02/17-Pre-Call 30m prior-510-672-0282-requested by owner-2 units scheduled- M.L
5.2 Secondary Rooms/Security
install weatherstripping to back door, can see daylight around door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 10:15 a.m. no one at home property manager did not respond to the pre-call.

Pre-call Chris 30 min notice 510-233-9000
7/14/17 no show at 1:50
1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-967-9817

8.1 General Health and Safety/Access to Unit
Remove key lock from front door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-19-17 R/S 6-23-17 to 7-14-17 owner will be out of town pre call 1 HR prior 707-580-8337
Pre call 30min prior 650-450-1195

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Open ground outlets throughout the unit needs repair.

1.1 Living Room/Living Room Present
CH-6-12-17 R/S from 6-16- to 7-14-17 tenant out of town
5/25/17 - no show at 1:15pm, upstairs unit, blue with yellow trim

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the tenant said they had no notice @ 12:00 pm.

1.1 Living Room/Living Room Present
CH-7-14-17 Pre call; 30 min prior 510-236-8366

05/23/17- Pre-Call 30m prior-510-236-8366- Requested by Bartels- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail- Unable to check the hot water heater due to it being locked.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
No show @ 11:36 a.m. no one at home.

07/13/17-Pre-Call 30m prior-Owner-925-766-9040-Changed the insp from 07/14 to 07/19- per owner-M.L
No entry @ 10:55 a.m. Front iron gate locked.

No entry @ 1:35 p.m. Front iron gate locked.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW
8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.
4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is damaged repair or replace.
1.1 Living Room/Living Room Present
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:10 a.m. brown building on the corner no one at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.
3.8 Bathroom/Floor Condition
Linoleum is damage around the bathtub repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the refrigerator is blocking the closet. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.
2.10 Kitchen/Stove or Range with Oven
Repair left front burner to function as designed
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
CH-8-23-17 inspect 509 Pennsylvania owner lives in 507 Pennsylvania
08/09-Owner lives in unit/not a rental market unit.
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit. check all.
1.1 Living Room/Living Room Present
CH-8-23-17 pre call 530-574-2267
No show @ 1:20 p.m. no one home.

7/10/17 - no show at 11:10, middle unit of tri-plex, tan bldg. with olive trim

No show @ 2:35 p.m. no one at home green units.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating.(back deck)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure loose boards on fencing
1.1 Living Room/Living Room Present
07/06/17- Pre-Call 1hr prior-925-639-6648 requested by P.Mngr- 9 units scheduled- M.L
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms missing)
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence not secure
1.1 Living Room/Living Room Present
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-22-17 to 8-23-17 owner has appt
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets throughout unit.
1.1 Living Room/Living Room Present
No entry @ 9:55 a.m. the tenant stated she did not receive a notice for the inspection.

08/02/17-Changed the insp from 08/09 to 08/23-per owner-out-of-town- M.L
1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. the unit is located upstairs. No one home or present for the inspection.

08/04/17-Inspect 537 S 22nd Street instead (rental)- Changed the inspection from 08/07 to 08/23/17-Owner not available on 08/07- M.L
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NO show @ 1:05 p.m. no one at home or would not answer the door. Yellow house Grey Challenger in the driveway no answer.

7/31/17 - no access, tenant not aware of inspection , refused entry
7/11/17 - no show at 1:20, yellow house with white trim, xmas lights still up
6/1/17 no access at 10:25, son of tenant was home, contractors working on unit
1.1 Living Room/Living Room Present
NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L
1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
4.10 Other Rooms/Smoke Detectors
1. Commination smoke and carbon monoxide detector in the hallway is not working repair or replace.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area missing)

1.1 Living Room/Living Room Present
No show @ 9:15 a.m. No answer.

No show @ 1:00 p.m. no one at home.

No show @ 12:00 p.m. Grey building no one at home.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. (hall bath)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries do not work. (right bedroom)
1.5 Living Room/Window Condition
Repair window cranks
1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.
2.3 Kitchen/Electrical Hazards
GFI not functioning as designed repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI in the left bathroom not functioning as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.
4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.
4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector hanging also wires hanging possible fire hazard.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 1:18 p.m. no one at home. Brown house with a gate/fence in the front. Black Mustang in the driveway.
1.1 Living Room/Living Room Present
No show @ 1:40 p.m. the tenant stated he did not receive a notice for the inspection.

8-1-17 No Entry 10:30 front gate padlocked w/heavy chain 114 Maine St.
7/13/17 - no show at 10 - brown stucco with white trim, mazda cx-7 parked in front
No entry @ 9:48 a.m. Brown house the tenant did not receive a notice for the inspection she stated.

1.1 Living Room/Living Room Present
No entry @ 2:10 p.m. the tenant said they had no notice.

8-1-17 No Entry denied entry did not know of inspection
7/13/17 - no show at 11:45, two story brown stucco, 2nd floor entrance
No entry @ 10:20 a.m. the tenant did not receive a notice for the inspection they stated.

1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

1.8 Living Room/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.8 Other Rooms/Floor Condition
Carpet is dirty throughout the and needs to be cleaned or replaced.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

1.1 Living Room/Living Room Present
8-11-17 11:30 pink stucco/garbage all over property

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Left side of the kitchen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

1.1 Living Room/Living Room Present
8/4- owner n/a needs a Friday. Moved from 8/17 to 8/25/17 11am-2pm. Owner confirmed and notices mailed out.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
One or more burners on the stove not functioning repair or replace.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. I entered the gate and there was no one at home for the inspection nor was the owner present.

No sow @ 10:26 a.m. . I was inside the complex and went to the unit but no one was at home.

1.1 Living Room/Living Room Present
No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner on the stove not functioning as designed repair or replace.

2. Tenant clean the screen vents for the exhaust fan. Very greasy.
1.1 Living Room/Living Room Present
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
08/28/17- Pre-Call 30m prior-510-593-6895-per owner- M.L
1.5 Living Room/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.5 Other Rooms/Window Condition
The tenant is complaining that moisture is coming through the windows every day and causing excessive mildew. He states he has to clean it all the time and should not have too. Please check installation.
4.10 Other Rooms/Smoke Detectors
Expose wire and missing smoke detector in the room that is unfinished. It needs to be replaced.
4.7 Other Rooms/Wall Condition
There is a room in the back that is in the process of being redone and the walls and floors are all unfinished. It is causing a bad odor mildew smell which is bad ventilation for the tenant. Must complete the work.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Back stairs need a hand rail.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

Ext. Yard = Garbage & Debris in Yard. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/29 to 09/06-per owners request-Tenant not available on 08/29-M.L
8-3-17 No Entry 1:30 Access denied by management
1.1 Living Room/Living Room Present
CH-8-28-17 Pre call Jan 30 min prior 510-685-7720
No show @ 12:11 p.m. no one was at home or did not open the door. I knocked but no answer. A broom was on the front porch.

6/8/17 - no show at 12:20, office was closed, call box not working
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose
3.12 Bathroom/Tub or Shower
Shower water control very difficult to operate
4.7 Other Rooms/Wall Condition
left bedroom - closet doors off track
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One located next to the microwave. Check all
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Living room and bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-7-18-17 Owner want a pre call 1 HR prior 408-832-3786
1.1 Living Room/Living Room Present
CH-7-6-17 owner wants pre call night before with est time 714-824-2164
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Heater vent in bedroom is loose and needs to be secured.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.
1.5 Living Room/Window Condition
Owner has not repaired the front window yet. 8/28/17
The tenants complaint is the rain comes in through the window seals when it rains and she is constantly putting bath towels down to soak up the water, also the water is wetting the floor which she is wiping up. Repair or replace damaged windows.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
08/01/17-Pre-Call 1-1/2hr prior-650-766-9665-per owner-changed the insp from 08/02 to 08/28-waiting on a part for the stove- M.L

CH-5-26-17 R/S from 5-31-17 to 6-22-17 tenant out of town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Add to the Bedrooms).

1.1 Living Room/Living Room Present
08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction

2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.

2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.

6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-734-9781-Ana-Changed insp from 08/17 to 08/28-per owner-not available on 08/17- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Cover light fixture is missing and needs replacing.
1.1 Living Room/Living Room Present
No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.
1.1 Living Room/Living Room Present
08/24/17- Changed the insp from 09/13 to 08/28 per owners request-Earlier insp- M.L
6/20- Owner leaving country this month. Moved from 7/17 to 7/20 11am-2pm. Notices mailed out.
1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door
2.10 Kitchen/Stove or Range with Oven
Repair / replace burners, not functioning as designed.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.1 Living Room/Living Room Present
No show @ 10:42 a.m. no one at home. The garners were cutting the grass.

8/28/17 - After research, result should have been a pass. Tenant was able to describe inspector and there is no grass around this unit.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection
1.1 Living Room/Living Room Present
08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call tenant will be there 323-539-6823 and ring door bell
08/29/17-Call for access-415-968-4136-Please ring door bell-requested by Property Mngr -M.L
No show @ 1:24 p.m. I spoke with the property manager and she said the tenants were suppose to be home. The windows were open but no one came to the door when I knocked and rang the door bell. Also I called the phone number given by the property manager but no answer. Brown house.

08/22/17-Pre-Call 30m prior-415-968-4136-Changed the insp from 08/22 to 08/25-per owner-tenant txted not available for the insp today- M.L
8-14-17 R/S from 8-15-17 to 8-22-17 property Mgr call said waiting on gasket
6/7/17 no show at 2:30, tan SFR with crème trim, front door had two small windows at top covered with paper
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.7 Bathroom/Wall Condition
Reinstall towel bar
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00 - 2:00
7/11/17 - no show at 10:45am, owner was present but did not allow entry to 851, wanted inspection on 849. Tenant will be advised of next inspection
5/31/17 no show at 2:05, ground unit, ramp to front door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower Faucet Leakage Present, cold water side
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (common area detector missing)
1.1 Living Room/Living Room Present
CH-8-29-17 Pre call 30 min prior 510-305-9030 inspect 11:00-2:00
2.10 Kitchen/Stove or Range with Oven
Install missing burner pans
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (master bedroom)
1.1 Living Room/Living Room Present
I saw and spoke with the new owner who has taking ownership of the property and is currently moving into the house.

8/29/17 - T cld, stated owner sold her the property. Close of escrow last week. T will have seller fax close of escrow docs.

No show @ 12:00 p.m. grey house no one at home.

7/10/17 - no show at 2:10pm, blue stucco

6/7/17 no show at 1:10, blue stucco unit with darker blue trim, rolling gate painted white

1.1 Living Room/Living Room Present
Unit A

6/7- Call 30min prior 415-305-3113 owner will be out of town. Moved from 6/14 to 7/17 11am-2pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Bathtub needs re-chalking.

3.7 Bathroom/Wall Condition
Wall is damage next to the bathtub in the corner needs repair.

3.8 Bathroom/Floor Condition
Floor is soft from water damage and needs replacing.

1.6 Living Room/Ceiling Condition
The ceiling is peeling right side and needs repair.

2.10 Kitchen/Stove or Range with Oven
1. Three burner on stove not working repair or replace .

2. Exhaust hood fan not working repair or replace.

1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
1. Light switch upstairs in damage and needs replacing.

2. GFI not testing repair or replace.

4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.

1.1 Living Room/Living Room Present
08/01/17-Changed the inspection from 08/18 to 08/29-per owner-Tenant available only -M or Tuesday -M.L

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen one located by the large window next to the eating table.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
8-3-17 No Entry Tenant was not aware of inspection and denied entry

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two or more burners on stove not functioning as design repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
3.3 Bathroom/Electrical Hazards
Loose outlet presents an electrical hazard. Located in the master bathroom.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
08/18/17-Pre-Call 30m prior-510-776-6066-per Kathy-Changed the inspection from 08/18 to 08/29-Tenant not available on 08/18- M.L
06/16/17-Pre-Call 30m prior-per Kathy-Changed the insp from 06/20 to 07/12-Needs extra time-3 units scheduled-M.L

No entry I was with the property manager the tenant change the locks.

No show @ 12:00 pm no one present for the inspection.

pre-call: 510-206-0083
do not charge for 1st inspection- pre-call notes were not given to inspector upon owner request ALay
2.10 Kitchen/Stove or Range with Oven
Replace missing hood screen
Replace rusted burner pans

2.12 Kitchen/Sink
Disposal missing stress relief clamp
2.13 Kitchen/Space for Storage, Prep and Serving
repair cabinet doors to remain closed on their own
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.
2.3 Kitchen/Electrical Hazards
There is a outlet in the kitchen that says it is GFCI protected. But it to must be grounded or changed to a GFCI outlet.
1.1 Living Room/Living Room Present
8/30 - PM called to reschedule, tenant is still out of the country until mid Sept. Move inspection from 9/5 to 9/26. MW
7/27 - PM called to reschedule, tenant is out of the country. Moved inspection from 8/2 to 9/5. MW
1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not functioning as designed repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
1.1 Living Room/Living Room Present
08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519
1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco

2.8 Kitchen/Floor Condition
Kitchen floor damaged along the sides and needs replacing.

3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.

8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

1.1 Living Room/Living Room Present
Pre call 30 prior 510-910-0589

1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 1463 MERCED

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

5.2 Secondary Rooms/Security
1. Security door deadbolt does not line up with frame to lock properly
2. Side entrance door gets stuck on tiles, fire egress hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior tiles broken, cut hazard

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-7-28-17 R/S from 8-3-17 to 8-30-17 tenant will be out of town. owner stat this is the only one she wants to change. Pre call 30 min prior 510-928-9288

Please call owner 510-928-9288 and give ETA she has 2 properties and needs to know where to meet inspector first.

4.3 Other Rooms/Elecrtical Hazards
Dining room - light fixture missing hardware

A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.11 Kitchen/Refrigerator
Repair Replace missing Refrig handle.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFI located next to the microwave not testing repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
Clean front and backyard and remove clutter and old items from the property.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
Remove key lock from door and replace with a thumb turn style.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.2 General Health and Safety/Exits
Turn the deadbolt lock around so the thumb turn lock is on the inside of the unit.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
1st bedroom glass closet door is cracked and needs replacing.
5.2 Secondary Rooms/Security
Replace damage door knob in the garage.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover for the heater.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair the broken step at the backdoor exit.
1.1 Living Room/Living Room Present
No show @ 1:00 p.m. the property manager said he was unable to make the re-inspection due to work schedule.

No show @ 11:30 a.m. no one at home. I spoke to the owner and he gave me the code to the gate but the tenant was not at home and the owner could not make it to the re-inspection.

06/20/17-Pre call 1 HR prior 310-430-6437-requested by the owner-out-of-state- M.L

No show @ 2:22 p.m. the phone number given was not in service. No one present for the inspection gated community.

CH-5-25-17 Pre call 1 HR prior 310-430-6437 Paul
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/17 - owner provided proof of sale

NO show @ 10:20 a.m. no one at home. A package and note was on the front door, also lock box.

No show @ 2:25 p.m. at home.

No show @ 1:10 p.m. no one home.

5/9- Per owner will not be available on 5/10 for inspection. Also tenant will be moving out at the end of the month. Request to re-schedule sometime in June. Moved from 5/10 to 6/8/2017 1-4pm. Notices mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 tenant states need extension under construction
10:30AM-Under construction/owner requests 30 days extension.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace broken step/brick at the entry.

1.1 Living Room/Living Room Present
7-10-17 Spoke with Maria PM said they shipped the wrong order on the windows R/S from 7-14-17 to 7-26-17 notice mail out. Ok by Jennifer

6/22- Spoke with Maria Jones (pm) windows will be in end of next week. Moved from 6/30 to 7/14 9am-12noon. Notices mailed out. Ok by J.C.

CH-5-18-17 R/S from 6-1-17 to 6-30-17 contractor not done with the work Pre call 510-593-6006
CH-5-9-17 R/S from 5-24-17 to 6-1-17 owner has another appt. Pre call 510- 593-6006

1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-232-5001 or 510-685-7720
7/18 owner called twice 7/14 and 7/17 to reschedule with no success. Moved from 7/18 to 7/26. MW
No show @ 1:10 p.m. the tenant did not know about the inspection. The maintenance man/manager was present and said he did not know it was for today.

8.1 General Health and Safety/Access to Unit
New fail owner remove key lock from the front security gate. Replace with a thumb turn style deadbolt or a door knob lock.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove construction debris from around unit

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
missing handrail on rear interior stairs in kitchen area.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Some of the front stairs wood are breaking off/ deteriorating also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
Pre call 510-290-0778
7/26/17 - no show at 9:50am, tan stucco with brown door

1.1 Living Room/Living Room Present
NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
08/07/17-Pre-Call 30m prior-510-326-9639-Per owner-changed the insp from 08/22 to 08/31-Owner not available on 08/22- M.L
6/1- owner is n/a moved from 7/12 to 7/17 9am-12noon. Notices mailed out.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 1:40 p.m. no one at home, porch light was on.

08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. this is the 3rd time Ive been to this unit and the tenant does not speak any English and is threating to call the police. Someone needs to call the owner to tell he or she that they must be present for this inspection. Green corner house.

No show @ 1:35 p.m. no one home.

No entry the tenant did not receive a notice for the inspection @ 12:25 p.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. (hinge broken)

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.
4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am
2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.
1.1 Living Room/Living Room Present
07/31/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 08/08 TO 08/31-Extra time to finish fence repair-M.L

07/06/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer-Changed the insp from 07/10 to 08/08-per owner-out-of-town-M.L

05/15/17-Switch to 5023 Creely Ave instead-per owner-5025 Creely is vacant- Ok per Jennifer- M.L
4.3 Other Rooms/Elecrtical Hazards
Bedroom closet light has broken string
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling or dryrotted fence.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps
1.1 Living Room/Living Room Present
09/01/17-Pre-Call 30m prior-415-786-8450-Per owner-Changed the insp from 09/22 to 09/27-Owner-out-of-town-M.L
1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002
2.10 Kitchen/Stove or Range with Oven
Repair / replace left side burner to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.
4.6 Other Rooms/Celing Condition
Repair peeling paint
1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done
1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams
2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed
3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present
3.8 Bathroom/Floor Condition
Repair broken floor tile(s)
4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose
4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW
1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw
8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.
8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly
3.7 Bathroom/Wall Condition
secure baseboard to wall behind toilet.
3.8 Bathroom/Floor Condition
floor lifting by shower
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, bump in subfloor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower diverter not working properly
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom - outlet not working properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

The tenants have all stated that before the time of move in they were told there was a air condition included in the unit. However the owners interpreter says there as never a air conditioner. Fail still stands until owner can provide proof the unit never or does exist.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.
2.4 Kitchen/Security
install weatherstripping to back door
3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout
1.1 Living Room/Living Room Present
No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner repair the leaning fence along the side of the building starting at the entrance.

1.1 Living Room/Living Room Present
12:15PM-Peach stucco/white trim/blck corvette in front.

CH-7-21-17 R/S from 7-24-17 to 8-7-17 Owner can not get off work
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Repair interior door hardware and door trim
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair / replace damaged countertop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. (upstairs bath)

Sink not properly mounted, coming away from wall
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

A missing and/or cracked coverplate presents an electrical hazard.

Install missing cover to light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door (master bedroom)

Provide access to master bedroom for inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:50 p.m. no one at home.

No show @ 1:10 p.m. Grey/burgundy house.
7/20/17 - no show at 1:10, gray stucco with white trim / reddish door
7/31/17 - owner states tenant moved out, not sure if will rent again or will sell
1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one at home.

8-8-17 no show 12:35 Oliver sfd potted palm next to front door
No show @ 11:24 a.m. no one at home.

6/14 - Spoke with owner rescheduled from 7/11 to 7/19. MW
6/1/17 no show at 12:30
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/17 to 09/01-per owner-tenant had surgery this morning- M.L

6/1/17 no show at 11:40am, dog barking in unit
2.13 Kitchen/Space for Storage, Prep and Serving
builtin microwave not working
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. - master bath
1.1 Living Room/Living Room Present
CH-8-16-17- R/S from 9-6-17 to 9-1-17 owner will be out of town
CH-7-12-17 R/S from 7-14-17 to 7-25-17 tenant will not be there owner did not ask for pre call
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear - fence falling down
1.1 Living Room/Living Room Present
1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Replace faucet aerator.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.
3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.
1.1 Living Room/Living Room Present
ch-9-5-17 Pre call 415-254-8203 gated area code is #2759
No show @ 9:30 a.m. no one at home gate lock no access to the unit.

No show @ 12:10 p.m. gated community.
2.12 Kitchen/Sink
Disposal not functioning.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in bedrooms)
1.1 Living Room/Living Room Present
09/05/17 Pre-Call 510-688-8018-1hr Prior- and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
1. Clean or replace screen for the exhaust fan very greasy.

2. Repair/replace missing knob for the exhaust fan, cut hazard.

3. Oven temperature gage is not functioning as design and needs to be replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets through out the unit.
1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.
1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW
CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/12 - Rescheduled due to owner being out of town. Moved from 7/19 to 9/5. Must be inspected 9/5. MW

CH-4-28-17 R/S from 5-5-17 to 6-2-17 do to owner has doctor apt 510-813-1470

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The locks for the front and back gate need replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Repair or replace front door metal screen. It is cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.7 Bathroom/Wall Condition
1. Replace missing towel bar.

2. Replace missing toilet paper holder.

4.10 Other Rooms/Smoke Detectors
Cover the old smoke detector wires are exposed even though capped off it needs a cover.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch needs repainting.

1.1 Living Room/Living Room Present
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan for the stove is not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Bedroom door was locked and someone was sleeping inside the tenants said. So they will need to be open at the next re-inspection.

4.5 Other Rooms/Window Condition
The back bedroom window: Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently the heater is not working repair or replace.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet at Sink.

1.1 Living Room/Living Room Present
9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition
Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security
Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L

2.10 Kitchen/Stove or Range with Oven
1. Burners on the stove are not working as design, repair or replace.

2. Overhead fan not functioning repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

1.1 Living Room/Living Room Present
09/06/17-Changed the insp from 09/08 to 09/29-per owner-Has a Doctors apt on 09/08-M.L

1.1 Living Room/Living Room Present
CH-7-25-17 Pre call 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean garage and remove old items and make a clear path for exit in case of a emergency.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to items blocking the closet door.

1.1 Living Room/Living Room Present
07/26/17-Pre-Call 30m prior-510-381-1176-per owner-M.L

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

1.1 Living Room/Living Room Present
For 7/28 Please call 510-812-5819 to confirm ETA requesting inspections between 11 and 12. MW
07/13/17-Pre-Call 30m prior-510-724-3089 or 510-812-5819-requested by owner- 2 Units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please make sure to call 20min prior 213-268-0241 *You are checking the heating system* Tenants have been stating it hasnt worked in a long time*

1.1 Living Room/Living Room Present
CH-3-21-17 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

2.10 Kitchen/Stove or Range with Oven
Range hood not working properly and is missing screen

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

6.5 Building Exterior/Condition of Chimney
Chimney leaks / does not work properly

8.5 General Health and Safety/Refuse and Disposal
Chipped paint all over yard must be cleaned up.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
Install knockout spacers to empty spaced in breaker box
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one to meet me at the gate for access. I waited for another resident to open the gate to gain access. I went to the unit but no one was at home. There was a lock box on the front door.
9/12/17 - OWNER sent proof of owner occupancy

8/15- spoke with owner stated he will be moving back into the unit. Will be owner occupied. Advised will need to send copy of utility bill and once received we will update record to owner occupied. Moved from 8/16 to 9/6 9am-12noon.

No show @ 1:00 p.m. no one met me at the site it is a gated community but I was able to enter in behind another vehicle. I knocked on the door but no one was at home for the inspection.
7/25/17 - no show at 2:30, brown shingled bldg., #19 centered over door
1.1 Living Room/Living Room Present
No show @ 11:50 a.m. this is a gated community. No access to the unit.
1.1 Living Room/Living Room Present
No show @ 9 :10 a.m. no one at home. Owner not present for the inspection.

No entry @ 9:35 a.m. the tenant did not receive a notice for the inspection they stated.

05/05/17-Changed the insp from 05/10 to 06/08-Tenant not available on 05/10-M.L
7/25/17 - no show at 10:34, green stucco w red trim
2.3 Kitchen/Electrical Hazards
Kitchen overhead light fixture is not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Owner the tenant states that the power goes out inside the left and right front bedroom when one or the other is using the hairdryer or other items. Please check in case of a electrical problem. Pass with a comment.
5.2 Secondary Rooms/Security
Garage door isnt working as design repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also the front yard.

2. Repair/replace the damage falling fence in the backyard.
1.1 Living Room/Living Room Present
CH-8-24-17 R/S from 8-25-17 to 9-16-17 per owner John owner would like to be at 1:00PM
Please try and make this unit first on your route. Call tenant 30min prior 415-518-5819

8/1 = rescheduled from 8/16 to 8/25. MW
3.6 Bathroom/Ceiling Condition
Emergency: Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

There is a large bubble of water forming and coming from the upstairs bathroom in unit #D that needs immediate attention.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located upper wall area.
2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

2.4 Kitchen/Security
install weatherstripping to back door

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

1.1 Living Room/Living Room Present
Pre call 30 min 510-776-6066

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair or replace.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are stripped or missing.

4.7 Other Rooms/Wall Condition
Dining room - install missing baseboard

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing or inoperable. (childs bedroom)
4.6 Other Rooms/Celing Condition
Left bedroom - remove excessive discoloration from ceiling
5.2 Secondary Rooms/Security
Garage - rear window broken
6.4 Building Exterior/Condition of Exterior Surfaces
Stabilize peeling paint at left front exterior of house
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
07/25/17-Pre-Call 30m prior-510-232-5593-per owner-2 units scheduled- M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW
5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.
4.3 Other Rooms/Elecrtical Hazards
Repair/replace missing cover for light fixture in the laundry room.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8/1 - Owner called and needs more time to get windows installed due to incorrect ones being ordered. Moved from 8/3 to 9/7. MW
3.3 Bathroom/Electrical Hazards
GFI not testing in bathroom repair or replace.
1.1 Living Room/Living Room Present
08/11/17-Changed the insp from 08/16 to 09/07-per owner-Not available on 08/16-M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in
1.3 Living Room/Electrical Hazards
2nd fail 09/7/17.Three prong outlets testing as open ground, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair /replace left rear burner to function as designed
2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall and living room smoke detectors not functioning properly
7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show @ 11:40 a.m. no one present to allow access to the unit. Gated community.

8-11-17 no show 2:00/ management denied entry at gate/blue gate
1.1 Living Room/Living Room Present
No show @ 2:30 p.m. no one at home.

8/15 - Rescheduled due to owner travel plans. Moved to 9/7 and MUST BE INSPECTED. NO MORE RESCHEDULES will be granted. Owner will post notice to tenants. MW
7/24 - Spoke with owner he will be providing information regarding status of unit and processes of ending tenant stay in unit. Moved inspection from 7/26 to 8/25 until update is received and approved. MW
7/13 - Extended reschedule from 7/14 to 7/26 owner state he had sent paperwork in office did not receive it. He will be resending via email. Explained to owner if paperwork is not received by 7/26 inspection will be attempted per JC. MW.
6/13 Owner in process of eviction with tenant at this property and will provide documentation to show when tenants are scheduled to vacate. Moved from 6/16 to 7/14
No entry, the owner was present and said he told the office he is in the process of evicting the tenant and did not enter the unit.
1.1 Living Room/Living Room Present
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
1.1 Living Room/Living Room Present
No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim
1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Stove/oven and knobs are damage. The stove does not function as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom: Ceiling has dark discoloration present and needs cleaning and repainting. Also the walls has mildew odor.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
I spoke with the owner and she said the tenant was home and knew about the inspection. But when I knocked on the front door while the owner was on the phone with me, a man answered the door and said he did not know about the inspection and close the door. The owner was on the phone at the time and I told her he would not let me do the inspection.

08/17/17-Pre-Call 1hr prior-510-396-4632-per owner-scheduled for 09/07-ok per Jennifer-Owner moved & did not receive the notice for 08/15-M.L
No show the owner could not make it and the tenant was not at home.

CH-5-22-17 Pre call owner 1 HR prior 510-396-4632 moved from 5/25 to 6/8
No show @ 10 :45 a.m. no one home brown building.
7/24/17 no show - tenant home but would not allow access due to not being notified of inspection by owner

1.3 Living Room/Electrical Hazards
One outlet at the entry wall: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.1 Living Room/Living Room Present
CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.

2.7 Kitchen/Wall Condition
Kitchen/dining room:large space between baseboard & floor/repair or replace baseboard.

2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.

3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.

4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.

1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th

1.4 Living Room/Security
Space under front door/Install weather stripping.

2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.

2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.

4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.10 Kitchen/Stove or Range with Oven
Clean or replace greasy screen for exhaust fan.

2.11 Kitchen/Refrigerator
Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace the stove.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

3.4 Bathroom/Security
Peeling paint on bathroom door that needs repainting.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor needs weather stripping air gap present at the bottom of the door.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. GFI testing hot neutral reverse repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 9-7-17 to 9-8-17 owner needs for a Friday. Pre call 510-253-6499
06/28/17-Pre-Call 30m prior-510-253-6499-requested by owner-Changed insp from 07/13 to 07/28-Unavailable on 07/13- M.L
No show @ 9:15 a.m. no one at home a dog was barking in the background.

CH-6-6-17 change time to 1:00 - 4:00PM and tenant will be there after 2:00PM. Pre owner
5/9 - Moved inspection from 6/14 to 6/16. MW
2.10 Kitchen/Stove or Range with Oven
both right burners not working as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer face missing, exposed sharp edges
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9/11 - Spoke with Joan postponed inspection to 11/2 pending proof of sale paperwork is sent in to cancel any further inspections. MW
7/19- Spoke with Joan re-schedule from 7/27 to 10/2/2017. Tenant is moving out July 30, 2017. The house needs cleaning up, paint and fix. Per Jennifer ok. Notices mailed out.
1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the unit. I will need access at the re-inspection date.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace
2.12 Kitchen/Sink
sink leak underneath repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 1hr prior-510-334-4803-per owner-M.L

8-3-17 No Entry Tenant was not aware of inspection and denied entry

2.2 Kitchen/Electricty
Lights over the counter in the kitchen are not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Bath Sink Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed (testing as open ground must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The dryer in the laundry room is not functioning as design. Its making loud noises and it needs to be repaired.

1.1 Living Room/Living Room Present
9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Remove all items and cardboard boxes out of the hot water heater closet.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

2.10 Kitchen/If No Stove
Kitchen/right front Stove/Range Burner does not ignite.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

1.1 Living Room/Living Room Present
CH-8-4-17 R/S from 9-1-17 to 9-11-17 owner will be out of town 925-408-0682

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair left side water control

3.12 Bathroom/Tub or Shower
Left side water control leaks

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
7/11/17 - no show at 11:15, tenant not informed of inspection, son initially allowed entry but mom did not want inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper mechanism

3.12 Bathroom/Tub or Shower
Repair / replace shower diverter

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

8.7 General Health and Safety/Other Interior Hazards
Repair electrical system - breaker trips if heater and other appliances are used simultaneously.

1.1 Living Room/Living Room Present
Pre-Call 510-688-8018 and give ETA owner has 4 units within same time slot. Please start inspections for Client ID 2806 with 151 Santa Fe Ave.

8.1 General Health and Safety/Access to Unit
Front security gate door is badly damage and must either be replaced or removed.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
Address Unit # 512 was not on the inspection drive sheet. The unit inspected was unit # 510 which is on todays drive sheet. FA.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
CH-8-10-17 R/S from 8-30-17 to 9-11-17 owner ordered stove will take 5 wks to come in

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not functional as designed and needs repair or replacement.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the hallway.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
07/11/17-Pre-Call 30m prior-510-334-0411-Changed the insp from 07/24 to 08/02-per owner-Not available on 07/24- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the driveway also next to the fence right side two small spots.

1.1 Living Room/Living Room Present
CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
Please call Kazik 510-206-5546 1 hr before arrival. MW

1.1 Living Room/Living Room Present
Please call and give 30 min notice 510-367-7099. MW

1.1 Living Room/Living Room Present
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all some blocked by furniture.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.1 Living Room/Living Room Present
09/12/17- Pre-Call 30m prior-707-849-9816-per owner-M.L

No show @ 11: 35 a.m. no one at home. Someone was driving away in a car it could possibly have been the tenant as I was pulling up to the unit.

4.3 Other Rooms/Elecrtical Hazards
Hall - light switch has exposed electrical box, repair wall
5.2 Secondary Rooms/Security
Install deadbolt to rear exterior door and remove padlock.
Blocked egress in rear of unit
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Remove flex material.

2. Remove items away from the hot water heater possible fire hazard.
1.1 Living Room/Living Room Present
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working repair/replace
Disposal leaks repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.6 Other Rooms/Celing Condition
upstairs skylight black discoloration on wall /ceiling and water damage
6.1 Building Exterior/Condition of Foundation
Garage window not working properly
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Rear Yard = Excessive Debris and trash remove
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
07/11/17-Pre call owner 510-374-8653-Changed the insp from 07/17 to 08/03- per owner-Out-of-town on 07/17-M.L
CH-5-23-17 Pre call owner 510-374-8653

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Rear bedroom are grounded).

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
08/11/17-Changed the inspection from 08/31 to 09/12-per owner-extra time to finish repairs- M.L

8.1 General Health and Safety/Access to Unit
Front security gate is badly torn and needs replacing. Cutting hazard present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Replace battery inside bedroom smoke detector.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show @ 11:53 a.m. no one at home.

08/11/17-Changed the insp from 08/15 to 08/22-per owner-Had to order new stove-waiting on delivery- M.L
06/14/17-Per owner-changed the insp from 06/22 to 07/10-tenant not available on 06/22- M.L

No show @ 12:15 p.m. Brick /tile house no one at home.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.

No show @ 12:45 p.m. no one at home.

No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Glass closet door in the daughters room is cracked and needs replacing. Cutting hazard.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

1.1 Living Room/Living Room Present
This unit was not on the drive sheet for todays schedule. FA 09-12-17.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
2.10 Kitchen/Stove or Range with Oven
Oven drawer is broken and hanging on the floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps
1.1 Living Room/Living Room Present
9/13/17 - proof received that owner sold the property

No show @ 2:40 p.m. Brown building no one at home.

No show @ 1:00 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units
1.1 Living Room/Living Room Present
09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.
1.1 Living Room/Living Room Present
09/13/17-Requested time frame-11-1PM-Pre-Call 30m prior-510-813-1838-Requested by owner- M.L
No show @ 12:00 p.m. no one at home. Black Nissan in the driveway. Green house.

08/02/17-Changed the insp from 08/03 to 08/23-per owner-not available on 08/03- M.L
6/23- owner called tenant will not be home and hes not able to make it today. Moved from 6/23 to 7/20 11am-2pm. Notices mailed out.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-706-5268

2.10 Kitchen/If No Stove
Stove/Range Burner Not Working/ Front Burner/Repair.
Hoodrange/left side not working/repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present/Left side water control leaks/repair.

4.10 Other Rooms/Smoke Detectors
RR Bedroom-Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Garage/Install handrail for stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds/Backyard/cut & remove tall grass.

4.10 Other Rooms/Smoke Detectors
Right Front Bedroom-Smoke detector is missing /Install. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Upstairs Storage Room/Large hole in door/missing doorknob/repair/replace or remove.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box /Missing Spacer/Install.
Front door/weather proofing deteriorated & light at bottom of door/repair or replace.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Remove weeds/Dead Plants /Back Yard/Fire Hazard.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Safety Straps.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Front & Rear.

8.7 General Health and Safety/Other Interior Hazards
Clean excessive debris inside of the unit.

1.1 Living Room/Living Room Present
07/31/17-Pre-Call 30m prior-510-684-1945-requested by owner-M.L

2.10 Kitchen/If No Stove
Kitchen/aerator/missing/Install.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Perimeter fence/replace missing & broken boards.

3.12 Bathroom/Tub or Shower
Recaulk tub.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-510-821-4374-requested by owner-M.L
No show @ 10:15 a.m. no one at home.

1.4 Living Room/Security
Front Door/Repair deadbolt handle on security door.

2.12 Kitchen/Sink
Faucet damaged/leakage/ loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ Install.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd -Bedroom-Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Loose/Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

1.1 Living Room/Living Room Present
No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates

1.1 Living Room/Living Room Present
No show @ 1:15 no one at home, corner house.
1.6 Living Room/Ceiling Condition
Smoke detector missing battery
1.1 Living Room/Living Room Present
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.
1.1 Living Room/Living Room Present
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
1.1 Living Room/Living Room Present
CH-9-6-17 R/S from 9-21-17 to 9-13-17 per owner
09/06/17-Pre-call 30m prior-510-375-3349-Changed the insp from 09/11 to 09/21-per owner-Not available on 09/11- M.L
3.7 Bathroom/Wall Condition
Replace missing towel bar.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate for the plug outlet.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old hot water heater from the backyard and dispose of the item.

2. Clean backyard and remove all debris and clutter.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.
5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.
6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

1.8 Living Room/Floor Condition
carpet runs trip hazard repair/replace

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. lion floor cracked repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. (both bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Carpet runs/trip repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Master bathroom

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard
1.1 Living Room/Living Room Present
No show 1105 no one at home.

8/15- spoke with owner stated tenant just started her new job. Owner is n/a. Moved from 8/17 to 9/14/17 11am-2pm.

CH-7-25-17 R/S from 8-4-17 to 8-17-17 tenant will not be there owner can not make that date
No show @ 1:05 p.m. no one at home.

No show @ 12:20 p.m. no one home, yellow building green trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

Oven not lighting as design the tenant has to use a match to lite the oven. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 08/18 to 09/14-per owner-will have to order a water heater-M.L
06/28/17-Pre-Call 30m prior-510-237-5414-requested by Ann- P.Mngr- M.L

No show /no entry @ 1:00 p.m. the tenant said they did not receive a notice for the inspection for today.

5/24/17 - tenant refused access stating owner should have requested a reschedule
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in front bedroom. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI. Testing hot neutral reverse left side of sink.
1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW
2.10 Kitchen/Stove or Range with Oven
1. One or more burners not working on stove repair or replace.
2. Overhead cam peeling paint needs to be painted or replace.
1.1 Living Room/Living Room Present
CH-8-22-17 R/S from 8-23-17 to 9-14-17 due to tenant had a death in the family

1.1 Living Room/Living Room Present
No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.
1.1 Living Room/Living Room Present

I spoke to the tenant name Keith and he said he did not know about a inspection for today. 1:55 p.m.

No show 12 no one present for the inspection front door was locked no doorbell.

7/12/17 - no show at 1:05, notice posted on door for entry
6/5/17 no access, tenant refused to open door
1.1 Living Room/Living Room Present
No show at 2 no one present for the inspection no access to the unit.

No show at 12 p.m. no one was present for the inspection the building is locked no doorbell no access.

6/5/17 no show, owner did not inform tenant of inspection
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
Northshore 2:05 p.m. no access to Unit. the front gate was locked.

No show 12 pm no one present with inspection front door was locked no doorbell.

7/12/17 - no show at 12:55
6/5/17 no show at 2pm
1.1 Living Room/Living Room Present
No show . Owner lives in this apartment

I arrived to the unit the owner lived in apartment 138 and said he did not receive a notice about the inspection for today.

Unit A
7/12/17 - no show at 12:45, tenant not aware of inspection
6/5/17 - no entry, tenant was not informed,
1.1 Living Room/Living Room Present
This is not a rental FA 09-14-2017. The new owner stated to the last inspector that he owned the property. It is in the last notes from the last inspection.

I arrived the unit to do the inspection the owner answered the door and said it is not a rental. He stated he has sent over all the documentation to the city.

7/12/17 - no access
6/5/17 no entry at 1:10, resident stated he owned the house

1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. the tenant said they had no notice.

No entry at 11 the tenant said that they did not have any notice for the inspection today.

7/12/17 - no show at 11:30, only minor at home and was not aware of inspection
6/5/17 no access, tenant refused entry
1.1 Living Room/Living Room Present
No show at 1:18 p.m no one at home.

No show @ 1:45 p.m. Grey house and red door a little dog came to the window. No one was at home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.
1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home or present for the inspection.

NO show @ 1:15 no one at home. Green house weeds in the front of the unit.

7/31/17 - no show at 11am, olive SFR with dark olive trim
No show @ 10:15 a.m. Light green house and security.
1.1 Living Room/Living Room Present
No show @ 12:40 p.m. no one at home. Green house red front door.

No entry @ 1:30 p.m. the tenant stated they did not receive a notice from the landlord.

7/31/17 - no show, dark green SFR with purple door
7/11/17 - no show at 2:30, tenant home but did not allow access due to owner not telling them of inspection
6/1/17 no show at 12:10, tenant on way out and was not informed by owner of inspection.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.3 Living Room/Electrical Hazards
light switch loose and coming out of wall repair

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

3.8 Bathroom/Floor Condition
Center bathroom threshold for the floor isnt secure and needs to be repaired or replace.

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

1.1 Living Room/Living Room Present
Please inspect after 2:30pm nobody will be available until then.
No show @ 12:30 p.m. security gate was close but the front door was open. I called out for someone but no one came to the door. Black car in the driveway.

2.12 Kitchen/Sink
Kitchen Sink/recaulk.

3.12 Bathroom/Tub or Shower
Recaulk tub in the bathroom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.10 Kitchen/Stove or Range with Oven
Overhead microwave not working repair or replace.

2.6 Kitchen/Ceiling Condition
The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

1.1 Living Room/Living Room Present
30 min call ahead 510-260-4471 a must. MW

No show @ 3:15 p.m. white dog came to the front door barking but no one was at home. Grey and blue house.

8-11-17 no show 10:15 yellow sfd blue and white trim

1.1 Living Room/Living Room Present
Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.1 Living Room/Living Room Present
No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
No show @ 9:15 brown unit no one at home. Dog barking.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the table.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.8 Kitchen/Floor Condition
Linoleum torn in the kitchen repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Each Bedroom: Window must be openable and remain open without props.

Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12 noon. There was a young man across the street working in the store that said the tenant was supposed to be home and was notified. However the tenant would not come to the door.

No show @ 1:30 p.m. no one at home.

No show @ 3:20 p.m. no one at home.

1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed

2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

1.1 Living Room/Living Room Present
No show @ 10:15 am. No one at home.

No entry the tenant did not receive a notice they said @ 10:20 a.m.

4.6 Other Rooms/Celing Condition
Right bedroom - repair peeling ceiling

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace area of dryrot in fencing (near corn)

1.1 Living Room/Living Room Present
08/25/17-Pre-Call 30m prior-510-860-9204-per owner-changed the insp from 08/29 to 09/15-Owner not available on 08/29- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. no one at home property manager did not respond to the pre-call.

Precall Chris 30 min notice 510-233-9000
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Hall
1.1 Living Room/Living Room Present
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.
1.1 Living Room/Living Room Present
30 min notice pre-call 510-540-8528 Gated Complex
9/11 - spoke with owner rescheduled from 9/12 to 9/15. MW
07/06/17-Call for Access-30m prior-510-540-8528-Gated Complex-Per Owner-changed the insp from 07/25 to 08/03 -out-of-town on 07/25- M.L
No show @ 1:25 p.m. I was able to enter the gate due to another owner allowing me access for their inspection. I knocked on unit # 36 but no one was at home.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show @ 2:15 p.m. no one at home. Blue house grey stroller at the front door.

9/6- owner called needs to re-schedule n/a. Moved from 9/8 to 9/15 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No show @ 12:30 p.m. no answer Pink building unit is located upstairs.
1.1 Living Room/Living Room Present
No entry @ 11:10 a.m. the tenant was not at home and the person who answered the door did not know about the inspection.

8/2/17 - 9:54AM-Olive unit/white trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.

4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/16 - tenant being evicted. Unit D will be inspected instead.
No show @ 1:50 p.m. no one at home. Property manager did not have a key.

CH-8-7-17 inspect unit C instead of B
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

1.1 Living Room/Living Room Present
9/16/17 - proof of sale listing received, inspection cancelled
No show @ 1:10 p.m. the house is for sale. No one present for the inspection.
No show @ 12:45 p.m. no one at home.
No entry @ 11:35 a.m. the tenant stated they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
09/18/17-Pre-Call 30m prior-415-793-0313-per owner-Gated Complex- M.L
No show @ 9:43 am no one present for the inspection or the allow me access for entry. Gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.

3.12 Bathroom/Tub or Shower
Recaulk tub. and right water control leaks

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.4 Living Room/Security
Front door does not close properly, repair.
Daylight visible around edges of door, install weatherstripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Hallway - threshold surrounding floor grate is missing on one side, cut hazard and trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Stove oven not working repair or replace.

2. Overhead microwave not working repair or replace or remove.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. middle bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Front of unit/paint peeling stabilize repaint

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
07/27/17- Pre call 30 min prior 510-236-8366-Re-scheduled insp from 07/24 to 08/03-ok per P.Mngr-M.L

CH-721-17 Pre call 30 min prior 510-236-8366
CH-7-7-17 R/S from 7-10-17 to 7-24-17 Property Mgr said not ready
5/22/17-Pre-Call 30m prior-510-236-8366-requested by Bartels- Other units scheduled for today- M.L

4.7 Other Rooms/Wall Condition
RF bedroom handrail missing /4 or more risers

6.4 Building Exterior/Condition of Exterior Surfaces
Address not on exterior of building install

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

4.10 Other Rooms/Smoke Detectors
Downstairs bedroom smoke detector missing battery

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
08/03/17-Pre-Call 30m prior-510-932-7896-requested by owner-4 Units scheduled- M.L

1.1 Living Room/Living Room Present
7/10/17 - no show at 11:20am - tan stucco with white trim, blue BMW in driveway

No show @ 2:45 p.m. no one at home brown house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Tenant repair the master bedroom ceiling small peeling paint cause by tenant. The tenant stated they were in the process of repairing it.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete and cracks in the driveway/walkway. Tripping hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor/ Repair.

3.12 Bathroom/Tub or Shower
Baseboard by shower/deteriorated/replace

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-3-17 to 8-4-17 owner states tenant will not be there
07/25/17-Pre-Call 30m prior-415-382-0464-per owner-M.L

4.8 Other Rooms/Floor Condition
Hall/Flooring coming up/repair.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Toilet loose/Repair.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

4.7 Other Rooms/Wall Condition
Left bedroom/wall leak & water damage/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Screen Doors = Screen Door deteriorated/broken handle /replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Living Room thermostat broken/repair or replace.

1.8 Living Room/Floor Condition
Kitchen-Replace broken & cracked floor tiles/trip & cutting hazard.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
2 Smoke detectors missing batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
RR -bedroom/sliding glass door/broken handle/lock/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Fence/side of patio/severely deteriorated & leaning/all dry rot/replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater/taped shut with duct tape/repair with proper closures.
1.1 Living Room/Living Room Present
I spoke with the owner and he stated he tried calling the office in the morning to cancel because he had to be in early @ 8:42 a.m. No show no one present.

CH-5-24-17 Pre call 30 min prior 510-375-4530 has unit 2 also
5/25/17 - no entry , owner posted notice on wrong unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater in Unit Not Functioning Properly/Repair.
1.1 Living Room/Living Room Present
7/17/17 no show at 2:10, tan stucco, black Chihuahua sitting on front step
6.4 Building Exterior/Condition of Exterior Surfaces
All repairs done-except Garage (flooding when raining)-repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Garage floods when it rains
2. Repair or remove broken Jacuzzi in rear yard
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Door/Deadbolt lock not working properly/does not line up/repair.
1.1 Living Room/Living Room Present
08/28/17-Changed the insp from 08/31 to 09/18-per owner- Repairs are not done- M.L
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
1.1 Living Room/Living Room Present
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry @ 10:05 a.m.no one at home the tenant has a dog loose inside the unit.

No entry @ 10:31 no one at home the tenant has a dog loose inside the unit.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both units togeather
1.1 Living Room/Living Room Present
No entry @ 10:45 a.m. no one was at home no key for entry.
1.1 Living Room/Living Room Present
No entry the tenant change the lock.
1.1 Living Room/Living Room Present
No show at 9:30 no one at home.
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L
1.7 Living Room/Wall Condition
Walls thru out unit heavily stained/paint.
2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.
3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.
4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.
4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.
1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill
2.10 Kitchen/Stove or Range with Oven
Replace stove top control plate current one is broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
1. Repair/replace light fixture in the laundry room.

2. Repair/replace overhead light fixture in the carport.

1.1 Living Room/Living Room Present
No show no one at home. The owner could not make it to the inspection due to an emergency. Owner said she notified the office this morning.

No entry the property manager was present but did not have a key for entry. The tenant was not home.

CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 no show, owner ill
1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L
2.10 Kitchen/Stove or Range with Oven
Repair non working burner on stove. Must light without a match.
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.
5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
1.1 Living Room/Living Room Present
8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.
1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.
2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.
1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Two bathrooms in the each bedroom: Bath Toilet Clogged/Leaking/ or not working properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

8.10 General Health and Safety/Site and Neighborhood Conditions
Work not completed 08-09-17 FA. Missing boards in fence

1.1 Living Room/Living Room Present
No entry @ 11:50 a.m. no one at home and the maintenance guy did not have a key for the unit.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW

2.10 Kitchen/Stove or Range with Oven
Repair / replace exhaust hood
All burners must function as designed, none self-ignite

5.2 Secondary Rooms/Security
Rear door deadbolt missing

1.1 Living Room/Living Room Present
07/17/17-Changed the inspection from 07/25 to 08/09-per owner-Not available on 07/25-M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector and carbon monoxide detector combo inside hallway.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master BathToilet Not Properly Mounted / Loose to floor/repair.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom /LR/Smoke detector is missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Fence/replace missing boards around perimeter of fence.

7.4 Heating and Plumbing/Water Heater
Water Heater/ discharge pipe missing/install.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 8-3-17 to 8-9-17 owner will be out of town Pre call 30 min prior 510-221-7701

2.11 Kitchen/Refrigerator
Kitchen/Refrigerator handle missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom/Toilet Not Properly Mounted / Loose.

4.10 Other Rooms/Smoke Detectors
Right front bedroom/Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left Rear Bedroom/install threshold /floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Front Door/replace deteriorating weather stripping.

1.1 Living Room/Living Room Present
07/25/17-Pre-call 30m prior-510-232-5593-per owner-changed insp from 07/28 to 08/09-tenant-not feeling well-M.L

1.1 Living Room/Living Room Present
07/24/17-Pre-Call 30m prior-510-222-0633-requested by P.Mngr-2 units scheduled-Changed the insp from 07/26 to 08/09-M.L

4.10 Other Rooms/Smoke Detectors
Middle Bedroom/Smoke dectector is missing battery. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.

2.10 Kitchen/Stove or Range with Oven
One stove knob is missing cutting hazard must replace.

2.5 Kitchen/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

3.3 Bathroom/Electrical Hazards
Bathroom overhead light fixture is not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Dark discoloration around all the window seals need cleaning and repainting.

4.6 Other Rooms/Celing Condition
Dark discoloration on the ceiling and walls need cleaning and repainting. In each bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard: Stairs are deteriorating also the handrail needs replacing cutting hazard.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet is damage and will not close on its on and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-925-708-7907-Requested by P.Mngr- M.L
CH-7-24-17 R/S from 8-3-17 to 8-14-17 owner states tenant will not be there. Pre call 1 HR prior 925-705-7907. mail out notice

4.10 Other Rooms/Smoke Detectors
1. Install a smoke detector inside the small sun room downstairs.

2. Repair/replace missing smoke detector upstairs in the hallway. Currently there is a exposed wire that needs to be capped off. Cover old one if not replaced with the original.

4.5 Other Rooms/Window Condition
There is a small crack in the window located in the master bedroom that needs repair.

4.8 Other Rooms/Floor Condition
Replace damage threshold/tack strip for the master bedroom entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant organize garage so there is a path for exit through the garage door or the back door. Block egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair raised concrete in the driveway also the walkway leading from the driveway. Tripping hazard.

8.2 General Health and Safety/Exits
Door lock mechanism/dead bolt lock for the door leading from and into the garage is damage and needs to be replaced.

1.1 Living Room/Living Room Present
08/16/17-Pre-Call 30m prior-510-234-2399-per owner-Changed the insp from 08/29 to 09/20-Owner not available on 08/29- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace carbon monoxide detector batteries.

1.1 Living Room/Living Room Present
08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate needs a door knob.

1.1 Living Room/Living Room Present
06/12/17- Pre-Call 30m prior-415-309-1209-Requested by owner- M.L
7/20/17 - no show at 12:10, owner claims needs reschedule
8/25/17 - rescheduled per owner request. moved to 9/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(Master bedroom testing hot neutral reverse).

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

1.1 Living Room/Living Room Present
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
CH-8-30-17 R/S from 10-3-17 to 9-21-17 repairs are done
7/27-Spoke with owner. Tenant is out of the country and will be back on 8/21/2017. Moved from 8/7 to 8/23 1-4pm. Notice mailed out.

07/11/17-Changed the insp from 07/12 to 08/07-per owner- Not available on 07/12- M.L

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.

1.1 Living Room/Living Room Present
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathrooms: Water pressure is low. tenant is having concerns about it not being enough pressure throughout the unit. Check to verify it is the correct amount allotted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

1.1 Living Room/Living Room Present
09/07/17-Changed the insp from 09/11 to 09/21-per owner...door may have to be ordered-M.L

4.10 Other Rooms/Smoke Detectors
Hall/Smoke dectector is missing battery or batteries.

5.2 Secondary Rooms/Security
Family Room/Sliding Glass Door/Frame/Pulling away from glass/repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard/Remove 4 Sofas .

1.1 Living Room/Living Room Present
CH-9-22-17 R/S from 10-6-17 to 10-20-17 owner will be out of town

1.1 Living Room/Living Room Present
09/22/17- Pre-Call 30m prior-714-349-8941-Per owner-M.L
No entry @ 1:00 p.m. two men came to the front door and said they did not know about the inspection and if it could be next month then said thank you and closed the front door.

No show @ 2:14 p.m. no one at home.

No show @ 11:15-11:20 a.m. no one at home. Brown building and grey front door chair in the front.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-730-6254-per owner-M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/09 to 11/9-per owner-tenant just had a baby- M.L.
08/21/17-Pre-Call 30m prior-415-202-3203-Requested by owner-M.L
8-3-17 No Entry 2:35 green SFD with red trim sign states leave pkg by post on front door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.

1.1 Living Room/Living Room Present
No entry at 10:25 am the tenant did not receive any notice.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

1.1 Living Room/Living Room Present
No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.

2.10 Kitchen/Stove or Range with Oven
Replace missing fan screen for exhaust fan on stove.

6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.

1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

1.1 Living Room/Living Room Present
No show a young lady answered the door and said she did not know about the inspection today. White and black house.

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. for both bedrooms

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW

No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to dogs in the backyard. I will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
9/25/17 - info recd from owner that property is vacant and will be sold.

No show @ 9 48 am no answer no one home window upstairs open. Heard dog in the background barking. Bench in front of the door no answer knock several times.

CH-8-7-17 R/S from 8-14-17 to 9-6-17 owner just got back from vacation
6/2/17 no show at 11:55am

2.10 Kitchen/Stove or Range with Oven

1. Right rear burner not working repair or replace.

2. exhaust fan not functioning as design repair or replace. Also clean or replace the screens for the fan. Very greasy.

3. Microwave door is damage repair or replace.

4. Self cleaning oven isnt working as design repair or replace.

4.10 Other Rooms/Smoke Detectors

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition

Bedroom/Office Ceiling has some cracks and needs repair and repainting.

4.7 Other Rooms/Wall Condition

Upstairs wall corners are damage and need repair and repainting.

5.2 Secondary Rooms/Security

Garage door needs repair will not open properly. Repair or replace.

7.4 Heating and Plumbing/Water Heater

Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call owner 30 min prior 510-235-4005 owner has 2 units schedule

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

CH-9-25-17 Pre call prior 510-915-1615

1.1 Living Room/Living Room Present

09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

3.12 Bathroom/Tub or Shower

Recaulk tub.

4.4 Other Rooms/Security

Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater

Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions

Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris

Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present

9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

1.1 Living Room/Living Room Present

9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven

2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition

Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
08/10/17- Owner called- Use cell # for a Pre-Call -707-628-4318 Instead-Inspector was texted. M.L
08/03/17-Pre-Call 1hr prior-707-448-9657- Per owner-M.L
2.3 Kitchen/Electrical Hazards
Kitchen outlets nor wired correctly no ground/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs wood cracked dangerous/replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
4.7 Other Rooms/Wall Condition
Dining room leak and water damaged walls/repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = grass piles/remove
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.10 Kitchen/Stove or Range with Oven
Right side burners not working properly/repair
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
CH-8-3-17 R/S form 8-3-17 to 8/11/17 owner had an emergency and had to go out of town
Please call 1 hr before arrival 408-391-1400 (Zachary).
1.1 Living Room/Living Room Present
CH-8-8-17 R/S from 8-9-17 to 8-9-17 property Mgr has doctor appt. Pre call 415-939-1829
CH-7-10-17 R/S from 7-31-17 to 8-9-17 owner will be out of the country Pre call 1 HR prior 510-527-5321

1.1 Living Room/Living Room Present
Please call owner 510-685-2778 give 1 hr notice before arrival.

4.7 Other Rooms/Wall Condition
Repair cracks in shared bedroom wall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail./garage

6.4 Building Exterior/Condition of Exterior Surfaces
Front door /weather strip bottom large space

8.10 General Health and Safety/Site and Neighborhood Conditions
Tree in front completely overgrown thru power lines to unit/trim

8.4 General Health and Safety/Garbage and Debris
upkeep of yard

1.1 Living Room/Living Room Present
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail to front steps

1.1 Living Room/Living Room Present
CH-9-1-17 R/S from 9-7-17 to 9-25-17 owner will be out of town
7/28 - Owner has 2 units to be inspected call with 1st unit and ETA 510-333-0002

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. (sink cabinet)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
Recaulk shower.

4.6 Other Rooms/Celing Condition
Repair peeling paint

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
1.8 Living Room/Floor Condition
Repair (stretch) or replace living room carpet, trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L
1.1 Living Room/Living Room Present
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

8-1-17 No Entry - tenant denied entry due to not knowing about inspection
07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L

2.10 Kitchen/Stove or Range with Oven
range hood/covered in grease/fire hazard
clean grease from kitchen

2.13 Kitchen/Space for Storage, Prep and Serving
8-11-17 kitchen/cabinet bottom under sink deteriorated and water damaged/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating/broken

7.2 Heating and Plumbing/Safety of Heating Equipment
heater not working properly

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.

4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.

1.1 Living Room/Living Room Present
08/17/17-Changed the insp from 09/19 to 09/26-per owner-tenant not available on 09/19-M.L

07/31/17-Changed the insp from 08/04 to 08/08-per owner-tenant not available on the 4th-M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. in both bedrooms

1.1 Living Room/Living Room Present
08/11/17-Pre-Call 30m prior-510-761-1920-Unit is upstairs- #B - M.L

2.10 Kitchen/Stove or Range with Oven
Oven temperature gage is not functioning correctly and needs repair.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Sink area is damage from previous water damage and needs repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Floor is soft around the sink area and possible dry rot underneath that needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show @ 1:45 p.m. no one at home grey house.

1.1 Living Room/Living Room Present
CH-8-3-17 R/S from 8-7-17 to 8-17-17 owner states the contractor is running behind
07/06/17-Per Prop.Mngr-changed the insp from 07/27 to 08/07-requested extra time to finish repairs- M.L

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets in the living room furniture blocking some of the outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Right bedroom)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 10:00 a.m. no at home.

2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair broken cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door. (right bedroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in all bedrooms. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Install missing safety fillers in electrical panel
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
7/27/27 no show at 2pm, owner did not inform tenant of inspection
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage at the entry repair or replace.
4.4 Other Rooms/Security
Bedroom door frame cracked/damaged and needs repair/replacing.
1.1 Living Room/Living Room Present
7/27/17 no show at 2:05, white door with gold kickplate
1.1 Living Room/Living Room Present
07/25/17- Changed the insp from 08/02 to 08/21-Per owner-not available on 08/02-M.L
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.
1.1 Living Room/Living Room Present
CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/27/17-Pre-Call 30m prior-925-826-7305-per owner- M.L
1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice
3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.

09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 9:25 am front gate was locked. No one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder. Cut hazard present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
4.7 Other Rooms/Wall Condition
Left bedroom closet door is cracked cut hazard present. Replace damage glass or replace closet doors.
3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair broken tile pieces tripping hazard.
1.1 Living Room/Living Room Present
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L
1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.
1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).
5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.
1.1 Living Room/Living Room Present
09/18/17-Changed the insp from 09/19 to 09/26-per owner-needs extra time to do the repairs for the water heater-M.L
No show @ 11:15 a.m. no one at home. White house.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly/repair
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.

1.1 Living Room/Living Room Present
6/6/17 no show at 1:30, western theme on front porch, horseshoes, painting and clock

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (missing in 1st bedroom and common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck is badly deteriorating / lots of holes

Install handrail to rear deck stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair and stabilize fence around unit, dry rot and exposed nails

1.1 Living Room/Living Room Present
6/7/17 - tenant refused entry, was not informed of inspection by owner

4.6 Other Rooms/Celing Condition
Left bedroom - ceiling paint peeling

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location south wall.

1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"

2.10 Kitchen/Stove or Range with Oven
Light for the overhead microwave not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom inside the garage: Not Hot Water.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Each bedroom outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater at time of the inspection. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the right side sink.

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country
3.3 Bathroom/Electrical Hazards
GFCI not testing repair or replace.
1.1 Living Room/Living Room Present
08/22/17-Changed the insp from 09/06 to 09/27-per owner-out-of town until 09/25- M.L
2.10 Kitchen/Stove or Range with Oven
1.Stove burners not working at time of the inspection. Repair or replace.

2. Clean or replace screen for exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the stove.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Right bedroom smoke detector not working. Install a new smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
08/23/17-Pre-Call 30m prior-510-301-5735-per owner-changed the insp from 09/06 to 09/27-Extra time was requested due to owners position @ S.District- M.L
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.
1.1 Living Room/Living Room Present
No show at 1:40 pm no one at home corner house light green house.

6/7/17 - no access to unit, tenant stated owner did not inform them of inspection
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
Dishwasher not working properly
2.4 Kitchen/Security
Door leading downstairs is missing a doorknob
3.4 Bathroom/Security
Rear bathroom - repair pocket door
4.6 Other Rooms/Celing Condition
Master bedroom - repair ceiling leak
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. - rear room
5.2 Secondary Rooms/Security
Back door / screen door - install missing handle
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace damaged fence

8.4 General Health and Safety/Garbage and Debris
Remove mattress
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading to tankless water heater not safe or secure
1.1 Living Room/Living Room Present
No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
1.1 Living Room/Living Room Present
09/28/17-Pre-Call 30m prior-510-672-5569 or 510-672-4283-Requested by owner- M.L
7/27- Call 1hr prior 510-717-0557 Spoke with Ruffina needs to re-schedule. Not able to be there. Moved from 7/28 to 8/22 between 1-4pm. Notice mailed out.

CH-7-25-17 Pre call 1 HR prior 510-717-0557
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater blocked. I will need to have access at the next re-inspection.
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
7.2 Heating and Plumbing/Safety of Heating Equipment
Unit = Gas Unit Not Functioning Properly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath faucet needs a aerator.
3.2 Bathroom/Electricty
Master bath light fixture isnt working tenant said the bulb just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
Water is leaking out the side of the shower corner and dark discoloration build up is present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. located next to the table.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet. Located right side wall at the bedroom door entry.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home.

1.3 Living Room/Electrical Hazards
Entry wall Non-working outlet may be hazardous.

2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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1.1 Living Room/Living Room Present
09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.8 Living Room/Floor Condition
Living room floor has water damage around the molding area located left of the family room that needs repair.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are grounded check all and correct any open grounded outlets.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
9/29/17 - owner notified us that property is vacant and will be sold

1.1 Living Room/Living Room Present
Inspect 1028 15th St Pre-Call 30m prior-510-860-7674 -requested by owner-M.W
No show @ 10:15 a.m. no one at home.

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps. (garage stairs to house)

1.1 Living Room/Living Room Present
9/29/17 inspection cancelled, occupied by owners son

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to test the carbon monoxide detector it is on the top of the ceiling. Please relocate counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

3.12 Bathroom/Tub or Shower
1. Repair/replace shower diverter.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

4.10 Other Rooms/Smoke Detectors
Right rear bedroom needs a smoke detector.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.

7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom/childrens room: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29 Owner requested reschedule moved inspection from 8/30 to 9/29. MW
6/8/17 no show at 2pm, exterior wooden gate locked, no access to door

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove dried brush and tree parts from rear yard
2. Backyard - fence deteriorating

1.1 Living Room/Living Room Present
CH-9-5-17 R/S from 9-6-17 to 9-29-17 owner states need more time to finish repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.

2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.

3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.

3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.

4.4 Other Rooms/Security
Repair the door in the childrens room it is missing strike plates.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
1. Replace all drip pans for stove burners.

2. Rear left burner needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

1.1 Living Room/Living Room Present
Call owner 30 min before arrival 510-851-3082 and use gate code #3082 that can be punched into a panel to the left of the gate for access.
No show @ 9:30 no one present for the inspection. This is a gated community no access.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/02/17-Owner L/M too late this morning-Claims car trouble-M.L
No show 10:12 a.m. Brown House bars on front window truck and trailer in the yard. No answer

7/20 - Spoke with owner Mr. Green and confirmed unit is under renovation and vacant. Moved inspection to 10/02/17. Owner will contact our office if unit is ready for inspection before or if more time is needed. MW
7/13/17 - no show at 1pm, only minor present

No show @ 12:25 p.m. brown house fence in the front w as locked no access to the unit no one answered when I called out from the sidewalk.

1.1 Living Room/Living Room Present
8/8- Call 30min prior 510-295-9535 owner called stated she needs to move it from 8/21 to 8/22 9am-12noon.

CH-7-19-17 R/S from 7-26-17 to 8-21-17 owner will be out of the country. Advise owner if not back by 21st call in before to request ext.

1.1 Living Room/Living Room Present
7/25 - Rescheduled due to both tenant and owner away for vacation. Moved from 7/27 to 8/22. MW

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: Damaged outlet presents an electrical hazard.

4.8 Other Rooms/Floor Condition
Linoleum torn in the second bedroom needs repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the damage stairs in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove items in the backyard that are not being use

1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show @ 12:15 p.m. the property manager said he did not receive a notice for the inspections for today. Please check with the owner.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace one broken control knob for the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Recaulk tub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Bathtub is badly stained and needs to be cleaned/refinished or replaced.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

3.4 Bathroom/Security
Door lock must be present and securely fastened to door.

1.1 Living Room/Living Room Present
08/01/17-Changed the insp from 08/10 to 08/25-per owner-not available on 08/10- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show @ 12:45 p.m. Tan units, the unit is located in the back no one was present for the inspection.

CH-8-1-17 Pre call 510-599-8887 has 2 other units

1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.

1.1 Living Room/Living Room Present
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.3 Living Room/Electrical Hazards
Unable to check outlets throughout the unit that had furniture or items around it. But if there are ungrounded three prong outlets this is what will need to be corrected. I will need to verify all outlets at the next re-inspection.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Left side of the stove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet is loose at the base in the 1st bathroom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one is damage and will not test.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Clean front yard free from debris.

1.1 Living Room/Living Room Present
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.6 Bathroom/Ceiling Condition
Water damage repair.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

1.1 Living Room/Living Room Present
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535

1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-4-17 to 10-9-17 tenant will not be there. Advise the owner this is the final re-schedule
No entry @ 2;30 p.m. the tenant spoke to me from the window stating she does not know about a inspection and that the house is fine and does not need a inspection. I asked her to contact the owner for proof.

No show @ 1:05 p.m. no one at home. Front gate was locked no access to the unit.

No show @ 10:00 a.m. no one at home.

1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW

1.1 Living Room/Living Room Present
09/07/17-Pre call 1 HR prior 510-759-9929-Per owner-Changed the insp from 09/21 to 10/03-Owner not available on 09/21- M.L

No show @ 1:45 p.m. no one at home.

08/03/17-Pre call 1 HR prior 510-759-9929-Changed the insp from 08/17 to 09/01-per owner-extra time to finish repairs- M.L

CH-6-15-17 Pre call 1 HR prior 510-759-9929
No entry the owner was not present for the inspection and the tenant was not at home. Some man came to the door who did not live there and began asking me who I was after I told him and showed ID along with the drive sheet but he was in disbelief and chose to give me a hard time instead so I was not able to do the inspection.

3.12 Bathroom/Tub or Shower
Recaulk around tub and reinstall missing grout

1.1 Living Room/Living Room Present
No entry @ 1:55 p.m. the tenant does not speak English also did not know about a inspection. Her son spoke a little English and was able to interpret.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-650-576-0565-per the owner-for the next inspection-M.L

No entry @ 1:39 p.m.. I showed the tenants the re-inspection list that also showed their address, but they said they did not receive a notice for the inspection. Owner was not present.

3.12 Bathroom/Tub or Shower
Hall - shower diverter not working correctly

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Bedroom detectors missing)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing or not working. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Bathroom door will not close securely and needs repair or replacing.
4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.
8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.
1.1 Living Room/Living Room Present
No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L
8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped
1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show @ 1:15 p.m. no one at home. Yellow house.

No entry @ 12:55 p.m.the tenant stated they did not receive a notice.

No show @ 12:00 p.m. no one at home.
1.1 Living Room/Living Room Present
No show at 11:30 am no one at home. Last visit the tenant was moving out of the unit. There are items left in the front of the unit on the side for dumping.

No entry @ 1:30 p.m. the tenant did not receive a notice for the inspection. He is also moving out of the unit 09/18/2017 per tenants statement.

No show @ 1:05 p.m. yellow house black gate Toyota in the driveway. No answer.

No entry @ 12:20 p.m. the tenant stated they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
09/14/17-Pre-Call 30m prior-415-939-8226-per owner-M.L

No show @ 1:45 p.m. no one at home.
2.10 Kitchen/If No Stove
Stove/Range Burners Not Working/ Ignite/Repair or Replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom Hall/Toilet Not Properly Mounted / Loose from Floor/repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms Smoke detectors are missing/Install - All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.9 Other Rooms/If No Paint
Bedroom Wall peeling/repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Formal Dining Room- Ceiling Damaged/leak/repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Missing Handrail/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Back Yard = Excessive Debris/Remove garbage & debris(mattress..Etc).

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint.person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

4.6 Other Rooms/Celing Condition
Hall leak in ceiling /repair leak and damaged ceiling

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.(both bedrooms and common area)

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors water damaged and deteriorated/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. in hall way

4.4 Other Rooms/Security
hall closet sliding doors/flooring interferes with operation/repair

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint .person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-9-14-17 R/S from 9-19-17 to 10-3-17 owner states repairs not done his maint. person has been sick.
07/24/17-Pre-Call 30m prior-925-727-7549-Gated Complex-Per owner-4 units scheduled- M.L
No entry @ 2:05 p.m. the gate to the complex was locked and no one was there for the inspection.

07/12/17-Please Inspect #33 instead- ok per Jennifer- M.L

2.10 Kitchen/Stove or Range with Oven
hood range screen missing replace
stove burner not working repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door under sink falling off repair

4.6 Other Rooms/Celing Condition
1st bedroom leak in ceiling repair/replace leak and damage to ceiling

4.10 Other Rooms/Smoke Detectors
smoke detector missing in hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Not Working Properly.

1.1 Living Room/Living Room Present
CH-8-7-17 R/S from 8-9-17 to 8-24-17 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs securing.

4.3 Other Rooms/Elecrtical Hazards
Non working outlet in the laundry room not working repair or replace or cover the outlet.

4.4 Other Rooms/Security
Bedroom was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
7/31/17 - no show at 2:05pm - green bench by front door
7/12/17 no show at 11am

1.1 Living Room/Living Room Present
08/04/17-Changed the insp from 08/09 to 08/24-per owner-tenant not available on 08/09-M.L
CH-6-30-17 R/S from 7-3-17 to 7-18-17 inspector is off that day
03/30/17-Unit to be inspected is 438 Duboce Ave # A-Owner will be faxing a request for an extension- M.L

7/18/17 - no show at 12:15
3/6- Owner sent in a fax on 3/4/2017. Needs to re-schedule inspection for 3/7/2017. Currently working in that home and its vacant the permit# is B15-10268. Called owner and mailbox is full. Mailed out notices. Moved from 3/7 to 4/6/2017 1-4pm.

No entry @ 11:40 am the tenant stated they had no notice.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door

1.7 Living Room/Wall Condition
Walls/Ceilings in living room are discolored and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .

2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.

2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.

2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.

3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.

3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.

4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.

4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
8/29- owner requested to move inspection for next week. Hes n/a tomorrow. Advised inspectors booked next week. Then owner is leaving the country for 3 weeks. Moved from 8/30 to 10/4 1-4pm. Notices mailed out.

06/30/17-Pre-Call 45m prior-510-778-0727-requested by owner-changed insp from 07/10 to 07/25-owner-out-of-town-M.L

6/8/17 no show at 12pm, could not get through gate

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the overhead exhaust fan on stovetop.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. GFI not testing no power to outlet. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. Clean out clutter from the front also backyard.

1.1 Living Room/Living Room Present
CH-9-14-17 Pre call 30 min prior 415-706-5268
No show @ 12:15 p.m. front gate locked no one at home.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front steps broken/repair or replace.
Rear stairs/seriously deteriorated and dry rot/broken/repair or replace/l/lord instructed tenant to stay off stairs /dangerous.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

2.10 Kitchen/Stove or Range with Oven
Two or more burners on the stove dont light without a match. Repair or replace.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Tub overflow drain cover is missing.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
10/05/17-Pre-Call 30m prior-510-236-8366-per owner-M.L

1.1 Living Room/Living Room Present
CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
10/5 - Owner called after give tenant notice of inspection and tenant is refusing to cooperate. Cancelled inspection and changed inspection to unit D instead. MW per Jennifer
10/05/17-Pre-Call 30m prior-510-207-1796-Nick- per owner-M.L

1.1 Living Room/Living Room Present
CH-10-5-17 Pre call in A.M. need est time 781-864-1859
CH-8-22-17 R/S from 9-25-17 to 10-6-17 owner will be out of town
08/10/17-Pre-Call 1hr prior-781-864-1589-requested by owner- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.

8.6 General Health and Safety/Interior Stairs and Common Halls
Basement stairs 4 or more risers/install hand rail

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is missing it needs to be replaced.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one present for the inspection no one at home. Yellow and gold house Brown front door.

2.10 Kitchen/Stove or Range with Oven
1. Replace the missing screen for the exhaust fan.

2. Right front burner not functioning as design repair or replace.

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
Built-in overhead microwave not working repair or replace or remove. Owner can replace with a standard overhead fan in place of the microwave if choose to.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12 p.m. brown house no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.11 Kitchen/Refrigerator
The gaskets are completely damage and sticking when you open up the refrigerator. It should be replaced. It looks like the repair work.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
10/16/17-Pre call owner Sue 415-425-8277 gated area-Changed the insp from 10/20 to 11/10-per owner-tenant not available on 10/20- M.L

CH-10-6-17 Pre call owner Sue 415-425-8277 gated area
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
1.1 Living Room/Living Room Present
CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
2.3 Kitchen/Electrical Hazards
Kitchen/dining room: A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
CH-10-6-17 R/S from 10-16-17 to 11-3-17 owner needs for a Friday Pre call 415-786-2634
No show at 10:40 am no one at home or present for the inspection. No pre-call number given on the drive sheet. someone from the office texted me at 11:00 requesting me to contact the owner for ETA. I spoke to Claudia and she said she would let the owner know I had come earlier.
09/27/17-Pre-Call 1hr prior-415-786-2634-Requested by owner-coming from Sonoma -M.L
1.1 Living Room/Living Room Present
No show @ 11:05 am no one at home there is a tear in the security gate.

7/28 - Rescheduled from 8/3 to 10/6 due to fire in home and repairs needing to be done. MW
1.1 Living Room/Living Room Present
08/23 - Spoke with owner rescheduled for 10/6 to allow time for electrician to make repairs and coordinate with owner work schedule. Moved from 8/31 to 10/6 MW
1.1 Living Room/Living Room Present
9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
09/14/17-Changed the insp from 09/18 to 10/06-per owner-Exterior repairs not done- M.L

4.10 Other Rooms/Smoke Detectors
LR bedroom smoke detector missing battery

6.4 Building Exterior/Condition of Exterior Surfaces
RT side fence has dry rot not stabile
circuit breaker box 2 spacers missing

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in back yard

1.1 Living Room/Living Room Present
No show at 11:20 am no one at home brown corner house.

No entry at 11:30. The tenant refuse entry said everything was fine and she called the city and they told her she had no inspection. She really locked away have someone else come out and question me again. My response to the two of them where to contact the landlord or the owner they should be able to give them the correct information. FA

No entry @ 9:47 the tenant said they did not get a notice from the landlord.

No entry @ 9:25 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one at home unit upstairs pink building. The owner should be contacted. She is a elderly woman and may not realize no one there.

No show @ 12:30 p.m. no answer Pink building unit is located upstairs.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse right side of the sink.

1.1 Living Room/Living Room Present
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

1.1 Living Room/Living Room Present
No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1sr and 2nd bathroom:The toilet is loose at the base and needs to be secured.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 2:45 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Center control knob is missing.

2. Bathtub has peeling paint present repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
9/27 - owner called to reschedule same day inspection due to emergency surgery. Moved from 9/27 to 10/6 MW

07/27/17-Changed the insp from 08/07 to 08/18-per owner-not available on 08/07-Gate Code -2516 -M.L

CH- 7-5-17 R/S from 7-12-17 to 8-7-17 owner will be out of town gated area code 2516 mail out notice

3.3 Bathroom/Electrical Hazards
Overhead heat lamp bulb is missing and must be replaced.

1.1 Living Room/Living Room Present
10/6/17 owner submitted proof to City unit is owner occupied.

1.1 Living Room/Living Room Present
CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
CH-10-9-17 Pre call 30 min prior owner 510-508-2385
No show @ 2:55 p.m. tan house green door no one at home.

1.1 Living Room/Living Room Present
10/06/17-Pre-Call 30m prior-415-810-1726-per owner-Gated Complex-Use Gate Code -2871- M.L
No show at 11:30 am .Owner not present for the inspection no access to enter the gate. Gated community.

9/11- Owner needs to re-schedule. Tenant not in town and owner doesnt have the keys to the property. Moved from 9/12 to 9/26 11am-2pm. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
Repair the right bedroom door.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the dinette table.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
8-3-17 No Entry 10:30 green stucco with brick red trim

6.4 Building Exterior/Condition of Exterior Surfaces
Backyard fence is falling and needs repair/replacing.

1.1 Living Room/Living Room Present
08/24/17-Pre-Call 2hrs prior-714-499-7654-owner-out-of-town- M.L
8-3-17 No Entry1:05 pinkish stucco welcome rabbit on front porch

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed (testing as open ground, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fail: missing handrail on rear interior stairs in kitchen area.

1.1 Living Room/Living Room Present
No show at 1:15 pm no was at home.

NO show @ 12:50 p.m. no one at home.
7/26/17 - no show at 10:10am - green stucco with tan trim

2.3 Kitchen/Electrical Hazards
GFI located next to the sink is painted and damaged and must be replaced.

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is not functioning as design repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI : Damaged outlet presents an electrical hazard.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and wall has dark discoloration present and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not testing repair or replace.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.Remove copper flex connecter and replace with copper or galvanize steel or CPVC.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show @ 11:30 a.m. no one present for the inspection. The door was open but no one responded to my call or knocking on the door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail no work has been done. The front stairs has deteriorating wood and breaking off also excessive peeling paint on the banister and stairs that need repair also repainting.

1.1 Living Room/Living Room Present
08/04/17-1.30pm-Tenant was unaware of the inspection & requested re-schedule.

2.10 Kitchen/Stove or Range with Oven
Overhead fan is greasy and dirty also is missing screen for ventilation.

4.10 Other Rooms/Smoke Detectors
Replace hallway smoke detector: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Owner the unit walls and ceilings are discolored yellow from smoking in every room and recommended that it should be repainted. Pass with comment.
1.1 Living Room/Living Room Present
No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show @ 12:26 p.m. no one at home.

11:30AM-2nd floor unit/blue stucco/GSO" missed delivery" sticker on door dated 08/07/17.
1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L
2.12 Kitchen/Sink
Kitchen sink has a major leak. Seal around the edge so that water does not leak below.
2.8 Kitchen/Floor Condition
Ripped/torn laminate/Repair/replace-The floor condition poses a danger to the tenant of tripping or falling.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor/Hole around base/ repair/replace.
3.12 Bathroom/Tub or Shower
Ceiling/above shower/corners & edge deteriorated/repair. Recaulk Shower.
4.10 Other Rooms/Smoke Detectors
Smoke detectors are missing. Install All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Front Security Door/Large hole/Ripped bottom/cut hazard/repair/replace.
2. Space under door/install weather proofing.
3. Front Gate broken/not working properly/repair/replace.
4. All windows in unit need locks/ Install.
1.1 Living Room/Living Room Present
09/08/17-Inspect 653 15th st instead-Call 30m prior-510-684-4462-per owner-changed the insp from 09/13 to 10/09-Owner-out-of-town-2 units scheduled- M.L

CH-7-24-17 spoke with address is 653 15th St not 651 15th
2.10 Kitchen/If No Stove
Stove/Range-Front Burner Not Working/repair/replace.
2.12 Kitchen/Sink
Back of counter behind sink/deteriorated/repair/replace.
4.4 Other Rooms/Security
Bedroom door/does not close properly/repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front Stairs = Handrail broken/repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of house/missing side pieces/not weatherproof/repair or replace.
Repair both front gates & latches/broken & not working properly.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe & safety straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear handrail /broken/repair or replace.

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

2.11 Kitchen/Refrigerator
Fail: FA-Refrigerator gaskets are torn and damage repair or replace the refrigerator.

2.3 Kitchen/Electrical Hazards
Tenant would like to know what the light switches are for next to the refrigerator.

1.1 Living Room/Living Room Present
09/11/17-Changed the insp from 09/20 to 10/09-per owner-had to order a new stove-M.L
CH-6-26-17 R/S from 7-13-17 to 7-21-17 owner will be out of the country
6/9/17 no show at 1pm, waited until 1:15
7/21/17 no show at 11am - green secured gate, no access

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-685-1083 per owner-Changed the insp from 10/02 to 10/09-Owner not available on 10/02-M.L
07/26/17-Changed the insp from 07/31 to 08/25-per owner-tenant & owner-out-of-town-M.L

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior/Exterior stairs or common halls pose a danger to the tenant of tripping or falling. Outside steps.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one present for the inspection.

No show 1:11p.m no one at home.

No show @ 10;00 a.m. no one at home.

No show @ 9:05 a.m. brown house front yard weeds.

1.1 Living Room/Living Room Present
09/22/17-Pre-Call 30m prior-510-932-4356-per owner-Changed the insp from 09/27 to 10/09-Owner available only on Mondays- M.L
07/18/17-Changed the insp from 07/25 to 08/21-per owner-only available Mondays-due to work schedule-M.L

2.1 Kitchen/Kitchen Area Present
One of my burners on stove not working repair or replace.
Last knob on the stove not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI not testing repair replace right side of stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom all outlets.

4.5 Other Rooms/Window Condition
Both bedrooms, need Breakaway bars. Remove/replace present ones. Block egress in case of an emergency.

1.1 Living Room/Living Room Present
Inspection cancelled and switched to 1827. unit 539 does not exist. MW per JC

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

1.1 Living Room/Living Room Present
CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No entry I was told no notice was given for the inspection today at 9:05 a.m.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet bottom under sink damaged.needs Replacing.
Kit = Cabinet Damaged / Missing (left of stove damaged beyond repair)

2.6 Kitchen/Ceiling Condition
Repair ceiling leak

4.8 Other Rooms/Floor Condition
Repair flooring in closet (front left BR)

5.2 Secondary Rooms/Security
Rear security door not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage - repair large holes in walls allowing rats / rodents to enter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace holes in fence due to missing boards

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Chew marks and feces evident throughout entire unit

1.1 Living Room/Living Room Present
This is a re-inspection but it is listed as a ns/annual. The system printed out the re-inspection checklist however the owner only received a letter for the annual inspection and no fail letter was sent to him for the corrections needed. FA 08/28/2017.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit.

1.1 Living Room/Living Room Present
7/31/17 - Spoke with owner rescheduled for 8/28. MW
7/11/17 - no show at 10am, owner was present but did not have key, tenant not home
CH-5-12-17 R/S from 5-23-17 to 6-20-17 due to tenant will be of the country. Pre call 510-235-0827 or 510-367-2897

2.10 Kitchen/Stove or Range with Oven
Oven not functioning as design repair or replace.

2.12 Kitchen/Sink
Re-chalk the kitchen sink.

3.12 Bathroom/Tub or Shower
Shower diverter isnt working as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front and back porch needs repainting.

1.1 Living Room/Living Room Present
CH-7-26-17 R/S from 7-27-17 to 8-28-17 PM call states windows on order will take 5-6 wks

Complaint inspection - please call tenant at 925-565-5476 for access.

1.1 Living Room/Living Room Present
7/28 - Owner requested rescheduled due to being out of town. Moved from 8/2 to 9/1. mw

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Remove key lock from front security gate and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Front driveway: Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Tenant remove old items from garage also clean and create a clear path for exit in case of emergency for both backdoor and garage door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly

3.8 Bathroom/Floor Condition
floor lifting by shower

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 9:25 a.m. no one was present for the inspection.

No show at 9:30 no one at home.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside the bedroom. Also mount all smoke detectors on the wall without a nail.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install a carbon monoxide detector inside the basement.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock on front door and replace with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
No show @ 11:00 a.m. no one was at home or present for the inspection.

No show @ 11:35 a.m. and 1:35 p.m. no one at home or present for the inspection. Green unit upstairs glass patio table at the in the front.

09/13/17- Changed the insp from 09/19 to 09/21-per P.Mngr-Tenant not available on 09/19-M.L

No show @ 1:13 p.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Clean or replace screen vents on the stove for the exhaust fan. Very greasy.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the kitchen area is missing/down and needs replacing. Smoke detectors continued to beep after testing. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Dryer vent isnt fitting correctly and needs repair. Also the dryer is making a loud noise once on and should be checked.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

1.1 Living Room/Living Room Present
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
No show at 10:40 a.m. this is a section 8 unit.

08/02/17-Pre-Call 30m prior-510-776-7137-Changed the insp from 08/07 to 08/28-per owner-still working on the unit- M.L

The unit is not a rental at this time. The owner is rehabbing the entire unit and has notified the office. He says he needs more time to finished and will be planning at that time to rent out the unit. But at this time it is not currently an occupied unit by a tenant/tenants. 7/14/2017 FA

06/20/17-Pre-Call 30m prior-510-776-7137-requested by owner-changed the insp from 07/11 to 07/14-Owner not available on 07/11-M.L

No entry @ 1:45 p.m. the owner was present and stated the previous tenant moved out and the house is being renovated. He will be Taking ownership of the property and will notify the office in writing.

04/03/17-Changed the insp from 04/13 to 05/08-Per owner-Eviction in process- M.L
6/1/17 - no access to unit, owner states under construction
2.10 Kitchen/Stove or Range with Oven
Replace missing element for the stove burner.
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
GFI right side of the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace all missing stoppers for the basin.
3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI in the master bathroom not testing repair or replace.
6.5 Building Exterior/Condition of Chimney
Clean fire place also make sure chimney is cleaned for proper ventilation.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge pipe not connected.
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.12 Kitchen/Sink
Kitchen/loose faucet/sink/repair.
3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.
6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.
1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L
2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.
2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.
4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

3.12 Bathroom/Tub or Shower
The sliding shower door that was installed is causing water damage to the floor area. This shower must have a door that will close securely so water cannot escape outside onto the floor.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning the way it should. It doesnt vent out or forward. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-11-17 tenant will not be there
07/11/17-Changed the insp from 07/14 to 08/09-per owner-not available on 07/14- M.L

4.4 Other Rooms/Security
Upstairs left front bedroom will not close securely and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace torn screen entry door.

8.2 General Health and Safety/Exits
Backdoor leading into the garage will not close securely and needs to be repaired.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
No show at 11:45 am the first door. No answer.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The bathroom upstairs is missing the toilet paper holder and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:15 am no one present for the inspection brown house.

No show @ 9:40 a.m. no one at home. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom/sink/left side water control not working properly/repair.

1.1 Living Room/Living Room Present
No show @ 10:10 a.m. no the tenant said she did not receive a notice from the landlord for todays inspection.

3.12 Bathroom/Tub or Shower
Upstairs hall bathroom/shower water control missing/replace.

4.10 Other Rooms/Smoke Detectors
Downstairs Common Area Smoke detector is inoperable or not working properly/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Downstairs Carbon monoxide detector/control broken/replace.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.10 Kitchen/Stove or Range with Oven
Stove top clean excessive grease fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. extremely dry rot not secure young children residing Stair = Missing Handrail on exterior side stairs/4 or more risers.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

2.6 Kitchen/Ceiling Condition
Kitchen ceiling where microwave blew out has dark discoloration present and needs to be cleaned and repainted.

1.1 Living Room/Living Room Present
9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs repair or replacement.

1.1 Living Room/Living Room Present
09/20/17-Pre-Call 30m prior-510-592-4519-per Sue-P.Mngr-Changed the insp from 09/21 to 10/12-Deck not completed-City will have to inspect as well-Last Re-Schedule- M.L

08/30/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 09/01 to 09/21-Deck not done yet- M.L

08/07/17-Pre-Call 30m prior-510-592-4519-Per Sue-P.Mngr-Changed the insp from 08/08 to 09/01- Exterior repair not done- M.L

07/11/17- Pre call 30 min prior 510-592-4519-Per Sue-P.Mngr-changed the insp from 07/19 to 08/08-Extra time to finish repairs- M.L
CH-4-25-17 Pre call 30 min prior 510-592-4519

1.6 Living Room/Ceiling Condition
Ceiling leading upstairs has a couple of large cracks that need repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck is very soft and pieces of ply wood are on the top. Must repair the damage deck possible falling in hazard.

1.1 Living Room/Living Room Present
No entry at 10:55 a.m. the tenant said she did not receive a notice for the inspection today.

1.1 Living Room/Living Room Present

No entry the owner said she has sent over the paperwork to Claudia and spoken to her on more than one occasion. She said this is been going on since May 2017. Please contact the owner to confirm statement.

Owner occupied the unit was listed for the inspection today but the owner said she mailed and faxed over the proof to the office and spoke with Claudia.

No entry @ 1:25 p.m. the tenant said she did not about the inspection.

CH-5-25-17 R/S from 6-5-17 to 7-6-17 owner is moving into unit ph# 707-592-0656

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house white gate. No answer.

8/8 inspection to be considered as 1st inspection per JCurras.
7/10 - Rescheduled per owner being out of town and tenant unavailable. Moved from 7/18 to 8/8. MW
No show @ 10:30 a.m. no one home. Brown house upstairs.

2.10 Kitchen/Stove or Range with Oven
Two burners on stove not functioning repair or replace.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
No show @ 2:10 p.m. no one home. light color house windows were open. I called out but no one responded.

Call Paul 925-899-8230 or 925-945-6505 w/ETA and 1st property to meet.
7/12 - Rescheduled from 7/19 to 8/9. MW
1.1 Living Room/Living Room Present
1:00PM-Tan sfd w/white trim/red stairs.
4.10 Other Rooms/Smoke Detectors
Repair or replace damage smoke detector in front bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Repair or replace current one.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
1.1 Living Room/Living Room Present
2nd No show. 1:30 pm. The owner was not present for the inspection. I rang the doorbell and there dog started barking and came to the glass front door. I saw a shadow in the background passing through the kitchen area but they would not answer the door. There was a charcoal grey SUV parked in the driveway.

No entry at 10:25 am the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 9 am unit located upstairs no answer.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
1.1 Living Room/Living Room Present
NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.
1.1 Living Room/Living Room Present
No show at 11:25 am no one at home. Brown units located upstairs corner building.
1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove the foil paper from the stove and burner covers. Possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
2.12 Kitchen/Sink
The faucet needs a aerator.
1.1 Living Room/Living Room Present
No show at 1:34 pm no one at home. I was greeted by a little dog.
4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds
1.1 Living Room/Living Room Present
No show at 1:20 pm light color house handrail in front no one at home.

Precall 30 min notice 510-685-8830
8/1 - Spoke with owner and rescheduled from 8/4 to 8/11. MW
2.12 Kitchen/Sink
Leak under sink/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side water control not working properly/repair
4.10 Other Rooms/Smoke Detectors
Right rear bedroom smoke detector broken/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
6.4 Building Exterior/Condition of Exterior Surfaces
Storage shed in rear/roof falling in /repair/also peeling paint/stabilize and repair
1.1 Living Room/Living Room Present
No show at 11:45 am no one at home. A dog was in the window barking. Yellow house.

08/29/17-Changed the insp from 08/31 to 09/25-per owner- waiting for carpet to be installed- M.L
08/03/17-Changed the insp from 08/07 to 08/31-per owner-Has to replace order & replace carpet-M.L

CH-7-21-17 R/S from 7-24-17 to 8-7-17 owner states repair will not be done by then
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. 1st bedroom on left
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

1.1 Living Room/Living Room Present
10/13/17-Per owner-Knock on the door(downstairs unit) and ask for Wendy-She has the key for the upstairs unit-M.L
No entry the owner or tenant werent present for the inspection. No one 18yrs or older were at home.

CH-6-27-17 R/S from 7-12-17 to 8-2-17 owner is very sick

2.10 Kitchen/Stove or Range with Oven
Metal covers for the exhaust fan are missing and need replacing.

8.1 General Health and Safety/Access to Unit
Door frame to the unit is damage, and wood is split open and needs repaired or replaced.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 9:40 am no one at home or present for the inspection.

10/13/17-Pre-Call 30m prior-510-207-1796-Requested by owner-for nxt re-inspection- M.L

1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right rear stove knob is not turning repair or replace.

3.3 Bathroom/Electrical Hazards
1. GFI not testing in the 2nd bathroom repair or replace.

2. Replace missing bulbs in the light fixture or replace the unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove not functioning repair or replace also replace missing stove knob.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

3.12 Bathroom/Tub or Shower
Tub, shower Is deteriorated, rust and peeling enamel present

3.8 Bathroom/Floor Condition
Repair broken floor tile(s)

4.3 Other Rooms/Elecrtical Hazards
Dining room -
1. (far wall) Non-working outlet may be hazardous.
2. overhead fan is off balance and loose

4.8 Other Rooms/Floor Condition
Broken threshold between dining room and kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
Incomplete fence installation in backyard, framing present but boards missing

1.1 Living Room/Living Room Present
Precall to tenant 901-553-9825 or 415-502-1131
9/22/17 - No show at 9:45 am no one present for the inspection. Gated community I spoke to Alison to let her know and confirm I was there.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
CH-9-16-17 Pre call 510-232-0482

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one non-op.

7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater at time of the inspection owner did not have the key. I will need access at the next re- inspection.

1.1 Living Room/Living Room Present
CH-Pre call 510-599-6055
No show at 11:00am no one present for the inspection no one at home.

No show @ 1:00 p.m. no one present for the inspection and no one at home.

1.3 Living Room/Electrical Hazards
Front outlet located underneath the window in the living room: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Right rear burner non-op repair or replace.
4.10 Other Rooms/Smoke Detectors
Repair or replace bedroom smoke detectors. Current ones not working/ unable to test.
1.1 Living Room/Living Room Present
CH-10-16-17 Pre call 30 min prior 510-517-3213
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:40 snowman face on door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
2.12 Kitchen/Sink
Kitchen sink has a major leak.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.
4.2 Other Rooms/Electricity/Illumination
Hallway light fixture not working repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
10/16/17-If possible do insp after 10AM-Tenants son has a Doctors Appt-tenants # 510-253-7825-M.L
7/13/17 - no show at 12pm, tenant home but refused to allow entry

No show @ 3:10 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right rear control knob missing replace
front burner not working properly repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. left of sink
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
Clean exhaust fan also the screen it is very greasy and dirty.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
3.3 Bathroom/Electrical Hazards
Replace missing cover for the light fixture or replace light.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-20-17 to 11-3-17 repairs not done owner wait on her maint man. Pre call 30 min prior 510-502-5646
No show @ 1:10 p.m. no one at home.

No show @ 12:30 p.m. green house blue car in the driveway. I also sent a text message to the office at that time.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced outlet or replaced with a GFCI.

Also dining room underneath the mirror.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Floorboards have exposed Nails in a weak. Repair/ replace.

1.1 Living Room/Living Room Present
10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
No show at 2:10 p.m. no one came to the door. I knocked and rang the bell but no answer. I waited 5 minutes also stayed inside the car and waited but no one came outside. There was a white pick up truck on the front lawn along the sidewalk. The house is gold with brown trim. There were brick samples also in the front.

CH-10-4-17 R/S from 10-13-17 to 10-16 17
CH-9-18-17 R/S from 9-22-17 to 10-13-17

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day

4.4 Other Rooms/Security
left bedroom door frame is damage.

4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.

3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.

2.7 Kitchen/Wall Condition
The doorbell in the kitchen is damage is needs replacing.

2.10 Kitchen/Stove or Range with Oven
1. Tenant the stove and oven are dirty and greasy and needs to be thoroughly cleaned.

2. Owner the screen for the exhaust fan is very greasy and should either be cleaned or replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
No entry at 11:30 am the owner was present but the key she had for the door did not work.

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

1.1 Living Room/Living Room Present
No entry at 11:55 am the tenant said he did not receive a notice for the inspection.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:00 am. the owner was not present for the inspection and the tenant did not know about the inspection nor did they speak English.

8/9 - Spoke with owner. Current tenants vacating property and unit will be restored. Moved inspection from 8/14 to 10/16 to allow time for repairs. MW
No entry @ 11:30 a.m. the tenant said she did not receive a notice from the landlord.
No entry @ 12:50 p.m. the tenant said she did not receive a notice from the landlord.
5/30/17 no entry, owner did not notify tenant

2.10 Kitchen/Stove or Range with Oven
1. Exhaust fan for stove is not functioning repair or replace. Also it is to high for the tenant to reach/use.

2. Three burners on stove not working repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light cover for hallway light fixture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Hallway heater not working.

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

1.1 Living Room/Living Room Present
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.7 Living Room/Wall Condition
Owner the tenant is complaining that the repair job the maintenance person did was not complete and would like for you to have it completed. Pass with comment.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage oven door handle. Present one is missing also a screw is sticking out which is a cutting hazard.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower plumbing has a major leak. It is causing damage to the ceiling below in unit # A. Which has also been inspected and has a large bubble of water about to burst and needs immediate attention before it collapses.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.

1.1 Living Room/Living Room Present
8-11-17 no show 10:30 tenant did not know of inspection

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

3.12 Bathroom/Tub or Shower
Shower/Tub diverter not working as design repair or replace.

3.7 Bathroom/Wall Condition
Replace broken medicine cabinet mirror. Cutting hazard present.

4.5 Other Rooms/Window Condition
Window frame in the master bedroom has peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light fixture is damage and needs repair or replacement.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
PRE-CALL 510-260-4935 OR 510-524-6304

12/23/15 - no show - locked gate - white with green trim
1/20/16 - no show - locked gate - yellow with green trim
3/15/16 - no entry - tenant changed locks and owner could not get in

2.3 Kitchen/Electrical Hazards
2nd fail 09/7/17. outlet to left of sink testing as hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

7.4 Heating and Plumbing/Water Heater
2nd fail 09/07/17. Pressure relief drain pipe must be extended to 6" of ground.

3.12 Bathroom/Tub or Shower
Tenant clean the bathtub free from dye.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on stairs that need repainting.

1.1 Living Room/Living Room Present
09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.7 Bathroom/Wall Condition
1. Wall is damage located next to the toilet that needs repair.

2. Also discoloration bathroom needs repainting.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
8/1 - Spoke with owner rescheduled inspection from 8/10 to 9/7 to allow time for tenant to make work arrangements. MW

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace damage step at the back door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call 30min prior 510-815-2356 try to be there as early as possible.
7/28/17 - no show at 2:35pm, yellowish SFR with red front porch

3.12 Bathroom/Tub or Shower
1. Tub/shower diverter is damage repair or replace.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.3 Secondary Rooms/Electrical Hazards
Kitchen and bedrooms: Three prong outlet not testing as designed (testing as open ground THROUGHOUT UNIT), must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the unit.

2.10 Kitchen/Stove or Range with Oven
Cover old vent over the stove.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
1. Peeling paint in the hallway that needs repair and repainting.

2. Peeling paint in the bedroom that needs repair and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch that needs repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

2.3 Kitchen/Electrical Hazards
GFI: Damaged outlet presents an electrical hazard. No power when testing the outlet. Repair or replace located left side of the sink.

1.1 Living Room/Living Room Present
07/05/17-Changed the insp from 07/25 to 08/03-per owner-tenant not available on 07/25- M.L

1.1 Living Room/Living Room Present
NO show @ 11:45 a.m. no one answered the door. Yellow house.

CH-8-4-17 R/S from 8-9-17 to 8-23-17 owner said need to do a repair first
07/18/17-Changed the insp from 07/26 to 08/09-per owner- Not available on 07/26- M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one inside the bedroom.

1.1 Living Room/Living Room Present
08/18/17-Pre-call 30m prior-916-752-2319-Gated Complex-Use gate code-0000-Changed the insp from 08/21 to 09/12-per owner-tenant works for the School District- M.L

08/02/17-Gated Complex-Use gate code-0000-Call for access- 510-918-4112- M.L
CH-8-2-17 R/S from 8-11-17 to 8-21-17 owner is out of town

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Must remove flex connector and replace with copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L

Precall 1 hr notice before arrival 415-519-4887
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
08/18/17-Precall 1 hr notice before arrival 415-519-4887-2 Units scheduled-Changed the insp from 08/25 to 09/14-per owner-Not available on 08/25-M.L
7/28 - Moved from 8/4 to 8/25 owner needs more time to notify tenants. MW

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
8/29 moved from 9/7 to 9/14 per owner request. MW
8-11-17 no show 10:45 tenant did not know of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 10:00 am and 10:30 am I gave two pre-calls no one present for the inspection. I called the office and Claudia tried contacting the owner but no answer but she said she left a message. There were cars in the driveway. Burgundy SUV all gates were locked no access to the unit.

10/17/17-Call 415-298-7436 for Access-per owner-Gated Complex- M.L
No show @ 9:25 am front gate was locked. No one at home.

2.12 Kitchen/Sink
2nd fail Disposal not functioning. Owner must repair or replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.3 Bathroom/Electrical Hazards
2nd fail GFI not testing repair or replace.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/17/17-Changed re-Insp from 10/18 to 11/15-per owner-waiting on a letter from Michael for the repairs-No more re-schedules per Jennifer-M.L

CH-9-15-17 R/S from 9-18-17 to 10-18-17 outlets not repaired yet. e-mail owner codes for replacing receptscles
07/17/17-Pre-Call 1-1/2hr prior-415-200-7958-per owner-out-of-town-changed the insp from 07/27 to 08/04-Owner not available on 07/27-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Throughout the entire unit must be repaired.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.1 Living Room/Living Room Present
10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
1.1 Living Room/Living Room Present
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.
8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.

4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.

4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.

3.7 Bathroom/Wall Condition
Repair damage wall.

3.8 Bathroom/Floor Condition
Floor is damage.

2.12 Kitchen/Sink
Kitchen sink has a major leak. and floor board is damaged and needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exposed nails on back steps

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit, must be corrected immediately

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-8-14-17 Pre call 30 min prior 510-235-2047 or 510-260-6274 has 2 units wants to know what one is first

2.10 Kitchen/Stove or Range with Oven
Burners on stove not functioning as design repair or replace the stove.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is leaning located next to the gate to enter the backyard.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connecter.

1.1 Living Room/Living Room Present
Owner said this is not a rental not rented for 3 months per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner is putting house up for sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L
CH-7-13-17 Pre call Laura 510-299-1776 30 min prior
07/05/17-Pre-Call 30m prior- 415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector inside bedroom #1 expose wires present.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry this is not a rental. Per owners statement.

CH-9-13-17 R/S from 9-14-17 to 10-18-17 owner has house for sale its a short sale will fax note and proof of listing
08/22/17-Pre-Call 30m prior-415-305-4166-per owner-2 units scheduled-changed the insp from 08/28 to 09/14-owner-out-of-town-M.L

CH-7-13-17 Pre call Laura 510-299-1776 30 min prior

07/05/17- Pre-Call 30m prior-415-305-4166-requested by owner- 2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detectors upstairs not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-19-17 to 10-18-17 owner states tenant is moving out
No show @ 1:40 p.m. A young man was at home and did not know about the inspection.

1.6 Living Room/Ceiling Condition
large crack in ceiling repair

3.8 Bathroom/Floor Condition
Upstairs hall bathroom flooring coming up by tub/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. RR and LR upstairs bedroom
upstairs hall smoke detector needs battery

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door

2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Owner check the master bathroom sink no running water.. It does not work ant the time of the inspection. It could be turned off ant the bottom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Remove flex discharge pipe and replace with a copper or galvanize steel or cpvc material

4.6 Other Rooms/Celing Condition
Repair spider cracks across the hallway ceiling.

1.1 Living Room/Living Room Present
09/19/17-Changed the insp from 09/25 to 10/18-per owner-repairs not done yet- M.L

2.11 Kitchen/Refrigerator
Freezer in the Refrigerator Not Functioning Properly/Has ice on the bottom/Repair.

3.12 Bathroom/Tub or Shower
Bathroom tub/water control leaks/repair.
Recaulk tub.
Tub/peeling/unsanitary/resurface.

4.5 Other Rooms/Window Condition
Left bedroom/recaulk & clean windows/leak.

4.10 Other Rooms/Smoke Detectors
Both bedrooms /Smoke detectors are missing/Install- All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = Blows with minimal items in use/repair.
Trees in front of unit/overgrown over electrical wires/trim.

1.1 Living Room/Living Room Present
9-29-17 R/S from 10-3-17 to 10-18-17 wife and him has doctor appts
08/04/17-Changed the insp from 08/08 to 08/23-per owner-Tenant not available on 08/08- M.L

No show @ 11:10 a.m. no one at home. Blue SUV parked in the driveway.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check each bedroom.

1.1 Living Room/Living Room Present
No show at 9:05 am no one present for the inspection. Corner house gate locked. Brown house red front door.

No show at 1:30 p.m. unit is being rehabbed owner was not present for the inspection but the workers doing construction was present.

CH-8-30-17 R/S from 9-5-17 to 9-26-17 per owner repairs are not done
7/26- Spoke with owner and is doing major repairs to the unit. Moved from 8/7 to 9/5 11-2pm. Also stated he might call back closer to the date to move it out further. Notice mailed out.

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection

2.10 Kitchen/Stove or Range with Oven
The stove did not pass. The owner has ordered a new stove and said it was suppose to be delivered Saturday but it did not arrive. When he called the company they told him it will be delivered on Tuesday the 18th. Per owners statement.

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051
09/26/17-Pre-Call 30m prior-510812-4051-Changed the insp from 09/26 to 10/26-per owner-tenant is not available on 09/26-M.L

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex
1.1 Living Room/Living Room Present
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm the tenant said they had no notice.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove are not working repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:25 pm brown and rust house. No one came to the door.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
No show 11:15 am no one at home you did upstairs left door.

No show @ 11:10 a.m. brown building on the corner no one at home.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the entire unit check all three prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No entry at 1:20 pm no one at home. The maintenance man did not have a key for the unit.
1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.
3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.
1.4 Living Room/Security
Patio screen door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
4.5 Other Rooms/Window Condition
Tenant clear items away from the window and make a clear path from the door entry to the window. Blocked Egress.
1.1 Living Room/Living Room Present
No show @ 11:42 a.m. no one at home. Green house.

No show @ 9:10 a.m. no one home green house.
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling, broken tiles
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door and provide access to middle bedroom for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace gate hasp, cut hazard
8.5 General Health and Safety/Refuse and Disposal
Remove appliance from backyard
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home.
1.5 Living Room/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window seals have large chips of paint missing and needs repair and repainting.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 3rd level: The wash basin is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector in the downstairs bedroom is missing a battery.
4.5 Other Rooms/Window Condition
2nd and 3rd level: Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Replace missing carbon monoxide detector downstairs).

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-25-17 R/S from 9-27-17 to 10-20-17 owner states have to get contractor to finish work
CH-8-14-17 R/S from 8-15-17 to 9-25-17 owner states repairs not done have been out of the country and just got back
CH-7-3-17 R/S from 7-26-17 to 7-10-17 owner states only Mondays tenant day off. Pre call tenant 510-772-1131

2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace.

2. Screen for the exhaust fan is very greasy clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Both bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
09/25/17-Changed the insp from 10/02 to 10/20-per owner-extra time to finish repairs- M.L
8/31 - Spoke with owner rescheduled inspection from 9/5 to 10/2. Tenant requesting female inspector but was told no promises could be made. MW
CH-7-21-17 R/S from 8-15-17 to 9-5-17 owner said repairs are not done have to find repair person.
6/6/17 no show at 2:15, blue SFR with two small dogs barking, black security door

4.4 Other Rooms/Security
Replace broken bedroom door

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair deteriorating fence around yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around backyard of Unit.

1.1 Living Room/Living Room Present
Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 10/12 to 10/20-per owner-not available on 10/12- M.L
09/18/17-Changed the insp from 09/27 to 10/12-per owner-Repairs are not done- M.L
07/14/17- Changed the insp from 07/25 to 08/18-per owner-tenant-out-of-the country- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet located left wall under the window: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace outlet.

4.3 Other Rooms/Elecrtical Hazards
Unable to check the bedroom outlets due to furniture and beds covering the outlets. If there are three prong outlets please have the electrician repair/replace them.

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/repair damage gate in the backyard.

1.1 Living Room/Living Room Present
No show @ 10:30 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:10 am no one at home first unit downstairs green front door.

CH-7-17-17 R/S from 7-28-17 to 8-21-17 owner is out of the country

1.1 Living Room/Living Room Present
No show at 11:20 am salmon color house black Mazda parked in the driveway. No one answered the door I waited 5 minutes.

7/28/17 - no show at 1pm, pink stucco with older gold screen door

3.6 Bathroom/Ceiling Condition
Slight discoloration on the ceiling due to moisture that needs repainting.

3.7 Bathroom/Wall Condition
Peeling paint around the toilet area that needs repainting.

4.10 Other Rooms/Smoke Detectors
2nd fail: The owner had the smoke detectors with him but needed to install them. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd fail: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This is a section 8 unit no entry 1:25 pm .

No entry at 1:58 pm. This is a section 8 unit and the tenant stated.

This is a section 8 unit and the tenant stated it was recently inspected by the Housing Authority.

11:00AM-Tenant not aware of insp-Inspector was allowed entry anyway & then tenant claimed she was sick & changed her mind & inspector left.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home. Grey building.

No show at 1:30 pm no one at home. Grey building.

No show @ 11:45 a.m. no one at home. Grey building blue garage door Gate locked no access to the unit.

1.1 Living Room/Living Room Present
No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
30 min notice 707-332-7724 to owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:40 pm the tenant was not at home. Next door neighbor said they were at work.

1.1 Living Room/Living Room Present
No show at 10:30 am. There were wine bottles in a paper bag at the front door for recycle. There was a Kia car and Van parked in the driveway.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/17 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

4.4 Other Rooms/Security
Left bedroom door damage.

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working repair replace.
1.4 Living Room/Security
Patio door lock is damaged repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
Remove items away from hot water heater closet.
1.1 Living Room/Living Room Present
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.
1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.
2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.
3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.
4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.
4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.
4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
The owner was present for the inspection and mention the tenant did not allow her to enter the apartment to do the repairs. The tenant recently vacated the unit returning the keys to the owner and leaving all of there possessions. Owner will contact the office for update.

10/23/17-Pre-Call 1hr prior-510-332-0417 requested by owner-Changed the insp from 10/27 to 11/10-Owner not available on 10/27- M.L

Must give 1 hr notice and must call when outside property 510-332-0417.

No show @ 1:45 p.m. no one at home. Pink and red trim building.

08/15/17-Pre-Call 30m prior-510-332-0417-Per owners request- Security Fence- M.L
8-3-17 No Entry 11:30 red security door front porch area clocked off with red security fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the heater.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners on stove not working repair or replace.

2. Overhead fan discolored needs repainting or replace.

2.12 Kitchen/Sink
Faucet is missing the aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove all locks from bedroom doors.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props. Needs a lock.

2. Upstairs entry: Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

2.4 Kitchen/Security
Kitchen backdoor has a deadbolt lock that is turn the wrong way.

2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.

4.4 Other Rooms/Security
Repair the right bedroom door.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The steps/step is missing when you open up the door in the kitchen leading to the garage area. Tripping hazard.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it is blocked by a car. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

2.12 Kitchen/Sink
Disposal not functioning.

6.4 Building Exterior/Condition of Exterior Surfaces
Tenant the walls on the patio and the deck are badly stained and needs cleaning thoroughly.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove all boxes and items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Damaged outlet presents an electrical hazard.

2. A missing and/or cracked coverplate presents an electrical hazard. Both inside the closet in the bedroom.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not functioning as design repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken off. Repair or replace.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

1.1 Living Room/Living Room Present
No entry the office said the unit is scheduled for Wednesday the 25th. The tenant had no notice for today.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.10 Kitchen/Stove or Range with Oven
No gas the tenant said it would be on this week.

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No show at 2:30-2:35 pm grey house green trim no one at home. Ceramic vases at the front door. I waited 5 minutes.

1.1 Living Room/Living Room Present
10/24/17-Pre-Call 30m prior-510-541-3358-requested by owner-changed the insp from 11/2 to 11/17-Not available on 11/2- M.L

No entry at 2:45 pm the tenant said they had no notice.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

1.1 Living Room/Living Room Present
No entry the office did not have this on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Right front burner not function repair or replace.

1.1 Living Room/Living Room Present
No entry the unit was not on the inspection list for today.

2.10 Kitchen/Stove or Range with Oven
Overhead microwave is non operable and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
Two control knobs for the stove are missing. Unable to check the two burners.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub/shower diverter not functioning as design and needs replacing.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.

1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

2.12 Kitchen/Sink
Kitchen sink drain is clogged and must be repaired.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging with exposed wires possible fire hazard.

1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.

2.12 Kitchen/Sink
Disposal not functioning.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

7.4 Heating and Plumbing/Water Heater
Remove hose connecter and replace with copper or galvanized steel or cpvc material.

4.8 Other Rooms/Floor Condition
1.The carpet in the hallway is buckling and needs to be stretch also the bedroom.

2. The carpet needs cleaning throughout the unit.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

2.12 Kitchen/Sink
Disposal not functioning.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hall smoke detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is badly stained and needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.
7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater closet possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Living/hallway smoke and carbon monoxide detector non-op.
2.10 Kitchen/Stove or Range with Oven
The two burners located on the right side are not functioning repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning repair or replace.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Left side.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
2.12 Kitchen/Sink
Repair disposal repair leak.
2.3 Kitchen/Electrical Hazards
Overhead light fixture not coming on repair or replace.
1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.
1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.
1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.
2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

1.3 Living Room/Electrical Hazards
GFI in the living room is not testing repair or replace.

2.3 Kitchen/Electrical Hazards
GFI in the kitchen located next to the sink is not testing as designed repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom childrens room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Check both bedroom three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

8.4 General Health and Safety/Garbage and Debris
1. Remove car doors and car seats off the property it is a hazard.

2. Remove all oil pans with the oil inside off the property and put it inside the proper containers and dispose it according to the law.

3. Ext. = Garbage & Debris around Unit. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-13-17 R/S from 7-14-17 to 7-17-17 property mgr has the flu Pre call 1HR prior 925-548-7952

7/17/17 - no show, owner ill

1.1 Living Room/Living Room Present
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage and front gate have excessive peeling paint present and need repainting.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater item in the way. I must check at the re-inspection.

1.1 Living Room/Living Room Present
No show @ 11:17 am butterfly on the wall at the door entry no one was at home.

No entry tenant not home owner did not have the key.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Globe/cover for the overhead light fixture is damaged and needs replacing.

8.2 General Health and Safety/Exits
Install a deadbolt thumb turn style lock for the back door for proper security.

1.1 Living Room/Living Room Present
09/29/17-Rcvd call from owner-wanting to resch todays Re-Insp-Not ok with Jennifer-took too long to do the repairs- L/M for the owner-M.L
CH-8-31-17 R/S from 9-1-17 to 9-29-17 do to his contractor will not be able to start the work until 9-18

1.7 Living Room/Wall Condition
Owner is in completion of the repairs .Wall molding are damage in the living room left side of the family room needs repair.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

3.12 Bathroom/Tub or Shower
Bathroom upstairs: Tub/shower diverter not working correctly repair or replace.

1.4 Living Room/Security
The patio screen door is damage/torn badly and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
10/24/17-Changed the re-insp from 11/29 to 10/26-per owner-repairs done-Tenant will be gone-mth of Nov-M.L
09/22/17-Changed the insp from 10/05 to 10/10-Per owner-tenant not available on 10/05-M.L

2.12 Kitchen/Sink
Disposal not functioning.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unable to check system. No gas at time of the inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Left side fence is leaning towards the neighbors side and needs repair.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

2.10 Kitchen/Stove or Range with Oven
2nd fail: The owner has another stove but it has not been installed at the time of the inspection.
1. Oven does not heat properly
2. Burners not consistently working as designed

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated/Replace.

4.10 Other Rooms/Smoke Detectors
Bedrooms -Smoke detectors missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level/ 2-Install

1.1 Living Room/Living Room Present
07/07/17-Changed the insp from 07/11 to 08/08-per P.Mngr-Tenant out-of-town at this time- M.L

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. Each bedroom.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the sides of the house that needs repair and repainting.
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. There are missing fence boards along the fence that need replacing.

2. Rear Yard = Overgrown Grass/Weeds. Remove plastic bags on the side of the house.
7.4 Heating and Plumbing/Water Heater
Unable to check hot water heater due to it being locked I will check at the next inspection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.
1.8 Living Room/Floor Condition
Subfloor damaged trip hazard/repair
2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair
2.12 Kitchen/Sink
Clean and re-caulk sink
3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair
1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-20-17 to 10-27-17 owner can not make it that day Pre call 30 min prior 510-417-1156
No show at 10:05 am no one at home. I heard a dog barking inside the unit. White and brown house.

No entry @ 1:00 p.m. the tenant did not know about the inspection and did not speak English.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Fence in the backyard needs repair missing fence boards.

2. Cut backyard and trees.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater closet was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Clean the backyard and all debris.

2. Cracks in the walkway need repair.

3. Front porch needs repainting, peeling paint.
1.3 Living Room/Electrical Hazards
2nd fail: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

6.1 Building Exterior/Condition of Foundation
2nd fail: Exterior under complete reconstruction

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
08/24/17-Changed the insp from 08/29 to 09/19-per owner-not available on 08/29-M.L

8/4/17 - no show at 11:30am, tan stucco with off white trim, locked gate

1.1 Living Room/Living Room Present
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11: 35 am no answer.

8-11-17 11:30 pink stucco
3.12 Bathroom/Tub or Shower
Shower wall is cracked in more than one place and needs to be replaced. It presents a cut hazard and tape will not be excepted as a proper repair. Replace the shower wall.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage and falling/leaning fences around the property.
8.1 General Health and Safety/Access to Unit
Replace damage screen door present one is torn and presents a cut hazard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. All around the entire building.
8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.

2. Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.
1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse by the stove.
2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.
4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10/19/17-Changed the re-insp from 11/27 to 10/30-per owner-repairs done- M.L
8-11-17 no show 10:30 tenant did not know of inspection
1.1 Living Room/Living Room Present
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country
2.6 Kitchen/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
2nd level: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace all missing covers for the light fixtures.
4.4 Other Rooms/Security
Repair the right bedroom door.
5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.
1.1 Living Room/Living Room Present
Owner said the inspection was reschedule for the 30th of this month.

07/27/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from08/02 to 08/24-Tenant very ill- M.L

07/10/17-Pre-Call 30m prior-510-799-0376 or 510-329-4172-Changed the insp from 07/12 to 08/02-Tenant very ill- M.L
5/19 - Rescheduled due to health issues. Moved from 5/22 to 6/9. MW
6/9/17 no show at 1:30, locked wooden gate, no access to door
2.10 Kitchen/Stove or Range with Oven
1. Stove/oven not functioning as designed repair or replace.

2. Overhead vent/fan for the stove needs a cover .
2.4 Kitchen/Security
Backdoor leading from the kitchen to the backyard is damage and either needs repainting or replacing.
2.7 Kitchen/Wall Condition
The walls and ceiling in the kitchen are discolored and needs cleaning and repainting.
2.8 Kitchen/Floor Condition
The linoleum in the kitchen is torn/damage and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI in bathroom not functioning as designed repair or replace.
3.7 Bathroom/Wall Condition
Walls/ceilings in the bathroom are discolored and needs cleaning and repainting.
3.8 Bathroom/Floor Condition
The linoleum in the bathroom is torn/damage and needs replacing.
4.2 Other Rooms/Electricity/Illumination
Entry light fixture at the front door entrance is damage and needs replacing.
4.6 Other Rooms/Celing Condition
Ceilings in each bedroom are discolored and needs cleaning and repainting.
4.7 Other Rooms/Wall Condition
Walls in each bedroom are discolored and needs cleaning and repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and stairs and entry needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all missing screen vents around the unit.

2. Repair/replace damage fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Cover cars that are collectors items.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
1.1 Living Room/Living Room Present
This unit is vacant the tenant just moved. The property manager said it is going under rehab. She is requesting that another unit be inspected instead. She will contact the office.

1.1 Living Room/Living Room Present
This unit was canceled by the office. Alison sent the email to cross off 440 20th ST because it was going to be rescheduled. FA.

11/01/17- 476 33rd St-being renovated-Switch to 440 20th St instead- Per Jennifer- M.L

2.12 Kitchen/Sink
Faucet damaged/loose/leakage.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink missing stopper.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The oven indicator light is not working repair or replace.

1.1 Living Room/Living Room Present
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink is bad and needs replacing.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
7/28/17 - no access, owner denied entry because inspector "knocked too loudly"
1.1 Living Room/Living Room Present
11/02/17-Pre-call 1hr prior-916-832-4144-Changed the re-insp from 11/03 to 11/14-per P/Mngr-Has to be at the Hospital on 11/03- M.L
9/26 - Rescheduled due to maintenance given wrong keys by owner and cannot access unit. Moved from 9/26 to 9/29. MW
09/18/17-Changed the insp from 09/19 to 09/26-per P/Mngr-Maintenance not available on 09/19- M.L
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.6 Bathroom/Ceiling Condition
Water damage repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Right rear bedroom closet doors are off track. Repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
No show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or with two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Ext. = Circuit Breaker Box = needs to be secured its missing two screws.
7.4 Heating and Plumbing/Water Heater
Remove leaves out of the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Repair windows to open.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
1.1 Living Room/Living Room Present
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
3.7 Bathroom/Wall Condition
Replace broken towel bar.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L
3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Backdoor area A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet needs a aerator.
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Tenants: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
1.1 Living Room/Living Room Present
No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
1.1 Living Room/Living Room Present
09/05/17-Pre-Call 30m prior- 415-686-1328-per owner- 4 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location left wall at the entry door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has some peeling paint please repaint area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the bathroom faucet.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Handrail at the top of the stairs is broken and presents a cut hazard and needs to be repaired.
1.1 Living Room/Living Room Present
10/5 - owner needs more time to get repairs done. Having hard time coordinating with tenant and contractor. Moved from 10/9 to 11/3 MW
No show @ 2:20 p.m. no one answered when I called out. The garage was open and a German Shepard in the front yard. The gate was locked.

No show @ 1:30 p.m. the tenant did not speak English and did not know about the inspection today. The owner was not present for the inspection.
2.10 Kitchen/Stove or Range with Oven
1. Oven handle broken repair/replace.

2. Overhead exhaust fan is damage and need replacing.
3.3 Bathroom/Electrical Hazards
1st also master bathroom: Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Hallway smoke detector hanging expose wires present possible fire hazard.
8.1 General Health and Safety/Access to Unit
Front gate door knob is bent and badly damage and needs replacing.
1.1 Living Room/Living Room Present
30 min Precall Gilbert 510-423-0603
8/4- spoke with daughter (Spanish translator for father) owner has medical appointments. Moved from 8/8 to 9/5 11am-2pm. Confirmed with daughter and her father was on the other line. Notices mailed out.
8.3 General Health and Safety/Evidence of Infestation
2nd fail 09-05-17-Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 10-7-17 to 11-3-17 owner just got back from being out of the country
08/14/17-Pre-Call 30m prior-510-685-7720-per P.Mngr-Changed the insp from 08/23 to 09/07/17-Tenant not available on 08/23-M.L

No show @ 2:30 p.m. no one at home.
2.10 Kitchen/Stove or Range with Oven
New fail owner: At the re-inspection visit the tenant stated the oven was no longer working and said it just went out. Repair or replace.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub also clean mildew shower walls and tub.

2. Shower diverter is not working as design repair or replace.
4.5 Other Rooms/Window Condition
Window frame has deteriorated wood present that needs repair from possible previous leaking.
4.7 Other Rooms/Wall Condition
Walls are badly damage and needs repair/ repainting. Cracked and peeling paint present.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. I knocked on the front gate and called out re-inspection for unit #C but no answer. The front windows were open but no one came to the door. I waited outside for 5 minutes.
1.3 Living Room/Electrical Hazards
Repair /replace light fixture to function as designed
2.10 Kitchen/Stove or Range with Oven
Repair / replace hood fan
Repair / replace all burners to function as designed
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing. Doors must stay closed without use of string or other assist

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

3.7 Bathroom/Wall Condition
Repair water damage

3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing in bedrooms and no battery in common area. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Repair / replace light fixture to function as designed

8.3 General Health and Safety/Evidence of Infestation
1. Exterminate for roaches.

2. All Bdrms. = Evidence of Infestation. The unit has fleas. The tenant is stating they are coming from the carport area and leaps on them when they are exiting there vehicle. They have a plastic sandwich bag with a lot of them on a napkin.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 12-8-17 to 11-17-17 Owner will be out of the country the month of December. Pre call 30 min prior 510-213-2687

1.1 Living Room/Living Room Present
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.

1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
11/6/17-Rcvd v/mail message-Mark Chapman @11.50AM trying to cancel insp for today-because is flooded-L/M too late too cancel insp-this unit will have to be switched for another for the next re-insp-M.L

1.1 Living Room/Living Room Present
This unit has recently been flooded due to a back up sewage problem. Not ready for the inspection.

11/06/17-Rcvd V/Mail from Mark Chapman-p/mngr @11.50AM-Unit Flooded to cancel insp-too late to cancel-Requested that this unit be switched for another- M.L

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Battery missing in the bedroom smoke detector.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.

2.3 Kitchen/Electrical Hazards
Overhead light fixture not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
The stove knobs on the stove are stripped/ bent and needs to be repaired or replace.

8.1 General Health and Safety/Access to Unit
The maintenance supervisor had the correct key for the apt. but the key did not work and he thinks the tenant may have changed the lock and did not provide a key to management.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Located next to the bookshelf in the living room.
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
CH-11-6-17 Owner would like to be first on route has to go to work after 510-691-1809
No show at 1:15 pm left 2 messages called 4 times no answer no response no one present for the inspection. Also spoke with Allison

Pre-call 30 min notice 510-691-1809 owner requesting inspection before 12:30pm for 9/19 inspection due to conflicting appointment. MW
08/21/17-Pre-Call 30m prior-510-691-1809-Changed the insp from 08/28 to 09/12-Owner/tenant not available on 08/28-Last Re-schedule- M.L

08/03/17-Changed insp from 08/07 to 08/28-per owner-may have to order new stove- M.L
CH-7-10-17 R/S from 7-19-17 to 8-7-17 tenant will not be there
5/25- Owner will not be available. Moved from 6/1 to 6/13 1-4pm. Notices mailed out.
5.3 Secondary Rooms/Electrical Hazards
Garage outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs securing very loose. Repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L
1.1 Living Room/Living Room Present
section 8 unit.
1.1 Living Room/Living Room Present
CH-11-6-17 Pre call 30 min prior 510-367-7099
1.1 Living Room/Living Room Present
11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.

2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
left burner on stove not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said unit is 505 43rd St not 503 43rd ST
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.

1.1 Living Room/Living Room Present
I inspected the unit but the tenant said afterwards it was inspected by the Housing Authority. The unit did pass.

1.1 Living Room/Living Room Present
No entry the tenant was at home but would not open the door and the maintenance manager did not force entry.

2.12 Kitchen/Sink
Disposal not functioning.

1.8 Living Room/Floor Condition
The floor/carpet needs to be vacuumed also cleaned thoroughly through out the entire unit the tenant has birds and a cat. Poor housing cleanliness.

2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.

2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.

1.1 Living Room/Living Room Present
section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.2 Secondary Rooms/Security
Backdoor leading to the backyard is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-932-1165
10/23/17-Changed insp from 10/27 to 11/17-per owner-needs extra time to finish repairs- M.L
CH-9-26-17 R/S from 10-17-17 to 10-27-17 repairs will be done by then
09/08/17-Call for Access-510-501-4427-Gated Complex- Confirmed with tenant- M.L
No show @ 2:00 p.m. no access to the unit. Front gates were locked and no one was present for the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded,or replaced with a GFCI. Testing hot neutral reverse.

2. Overhead light fixture with fan isnt working as design. The fan only operates on slow repair or replace the unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

3. Window has a defect which may allow significant drafts to enter the unit.

1.7 Living Room/Wall Condition
Living room wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.

2.3 Kitchen/Electrical Hazards
GFI not testing left side of the sink repair or replace.

2.7 Kitchen/Wall Condition
Kitchen wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet tank properly. Cannot use wood pieces to secure it. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
1. Shower fixture is loose from the wall and needs to be repaired or replaced.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Replace damage light fixture in the bathroom.

3.7 Bathroom/Wall Condition
1. Bedroom wall and ceilings are badly discolored and the unit needs repainting throughout the entire apartment.

2. Replace damage medicine cabinet.

4.5 Other Rooms/Window Condition
Tenant is stating all the bedroom windows are rattling when it is windy and causes a lot of drafts to enter the house and causes them to use more PG&E.
Window has a defect which may allow significant drafts to enter the unit.

4.7 Other Rooms/Wall Condition
Replace missing closet pole to hole the clothes on the hangers.

4.4 Other Rooms/Security
Replace missing door knob for the bedroom door.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace damage gate on the side of the house exposed nails present cutting hazard.

2. Rear Yard = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Currently no heat inside the unit. Owner offered the tenant a space heater in its place per the tenants statement.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. in the front and back of the unit along the walkway also fill the spider cracks to prevent a tripping hazard.

8.4 General Health and Safety/Garbage and Debris
1. The tenants in the front have debris and clutter along the side of the property that need to be removed.

accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
I contacted the phone number given for the pre-call. No one answered the phone so I left two messages. The second was that my ETA would be 12:15 pm which I did arrive but the tenant did not know about the re-inspection also no work has been completed, nor did the owner show up. I waited 10 minutes. I left at 12:25 pm.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector inside the hallway. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Master bedroom closet is peeling and should be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets inside the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. rear. Porch = Boards Rotted. One board needs replacing also deck has peeling paint and needs repainting.

1.1 Living Room/Living Room Present
10/13- owner states the repairs are almost done but needs more time. Also tenant will not be home. Moved from 10/17 to 11/9 11am-2pm. Owner will advise tenant of new date and time.

08/17/17-Changed the insp from 08/24 to 09/07-per owner-tenant-on vacation until the end of the mth-M.L
8/2/17 - 2:34PM-Tenant unaware of inspection/asked for re-schedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check bedrooms upstairs due them being locked at the time of the inspection. I will need access at the next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace broken thermostat and heater must work at the time of the inspection.

7.4 Heating and Plumbing/Water Heater
1. Remove flex connecter. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present and needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove and overhead fan also the screen free from grease.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Owner needs to replace ply wood gate and replace with a solid gate with a lock or remove it.

2. Unable to check the back yard due to clutter and debris from the next door property also this property. all must be cleared and clean up for the re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. no access to enter through the gate. Gated community. The owner was not present to allow access for entry and to do the re-inspection. I received a call from the office at 2:06 pm from Mary saying the owner called and said I did not show up for the inspection but I was there and waited more than 5 minutes.

10-12-17 Pre call tenant to gain access 510-233-4333
9/25 - owner needs more time to have contractor repaint. moved from 9/27 to 10/12 MW
CH-7-3-17 R/S from 7-11-17 to 7-10-17 tenant has doctor appt

2.10 Kitchen/Stove or Range with Oven
2nd fail 08/15/17. Overhead microwave on stove blew out and needs to be removed or replaced. Owner can replace it with a overhead fan with a light included (comment).

1.1 Living Room/Living Room Present
No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op.

1.1 Living Room/Living Room Present
CH-8-11-17 R/S from 8-14-17 to 9-5-17 property mgmt. said very bad roach infestation problem
No show @ 12:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No entry at 9:10 am there was a pad lock on the front door and the owner nor I could get the lock open.

1.1 Living Room/Living Room Present
No entry the property manager did not have a key to the unit and the tenant wasnt home.

09/07/17- Pre-Call 30m prior-510-435-0104-per owner -2 units scheduled- M.L

4.3 Other Rooms/Elecrtical Hazards
Childrens room: Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
The owner said it has been rescheduled.

7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

1.1 Living Room/Living Room Present
10/12- owner needs more time to make repairs. Moved from 10/26 to 11/10 1-4pm. Owner stated the tenant will be there on 11/10 1-4pm Tenant is Monica and her number is 510-589-2466

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bath Toilet not secured properly to floor/Toilet loose/Secure.

4.10 Other Rooms/Smoke Detectors
1st bedroom smoke detector missing

4.6 Other Rooms/Celing Condition
Bedroom 1st ceiling drooping from previous leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Owner there is some deteriorating wood on the lower banister and around the patio/porch in the kitchen area that should also looked at. Pass with a comment.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear patio replace broken tiles cut hazard replace
Front entrance exterior tiles broken replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Back and side yard s cut and remove all dried and dead grass/weeds/bushes

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch that needs to be repainted.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.10 Kitchen/Stove or Range with Oven
1. Tenant: must clean the stove and oven. It is greasy and dirty.
2. Tenant: Clean or replace the screen for the exhaust fan it is filled with grease.

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-2-17 Pre call tenant Paula to gain access 619-341-9544 gated area
No show @ 11:50 a.m. this is a gated community. No access to the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.

4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd bathroom:The toilet is loose at the base and needs to be secured.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (Some outlets are grounded check all).

3.13 Bathroom/Ventilation
Downstairs bathroom: Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.3 Bathroom/Electrical Hazards
Downstairs bathroom: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

4.3 Other Rooms/Elecrtical Hazards
Loose outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Through out the unit. Check all outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage/ missing fence boards around the building.

1.1 Living Room/Living Room Present
9/29/17 - pre-call owner 510-334-7862

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

2.12 Kitchen/Sink
Kitchen sink has a leak.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard. (Outlet Cracked).

1.1 Living Room/Living Room Present
Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 11-2-17 to 11-13-17 owner said tenant has Mondays off. Pre call 30 min prior 510-552-0577
CH-7-31-17 R/S from 8-11-17 to 8-17-17 owner has other appt. can not miss

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-13-17
CH-11-3-17 Owner call in gave permission to schedule and talk with the tenant. Owners ph# 510-508-9318 tenant ph# 916-494-9225
10/17/17-Changed the insp from 10/27 to 11/10-per owner-extra time to finish repairs- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove Flex connection and replace with copper or galvanized steel or CPVC for proper discharge connection.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate

3.12 Bathroom/Tub or Shower
Shower diverter not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.

1.1 Living Room/Living Room Present
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
CH-9-12-17 R/S from 9-14-17 to 10-4-17 repairs are not done
08/22/17-Pre-Call 30m prior-510-384-8695-Per owner-Changed the insp from 08/24 to 09/14-Owner not available on 08/24- M.L
Pre-call Isobel at 510-385-8695, please try to arrive before 10am

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Must be copper, or galvanized steel or CPVC.

1.1 Living Room/Living Room Present
CH-9-7-17 R/S from 9-19-17 to 10-4-17 owner has meetings 510-219-4573
8-8-17 no show 2:30 tenant was unaware of inspection request re-schedule while she checks with owner.
No show 2 11:30 a.m. no one at home. White house and white car on the lawn.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show @ 11:50 a.m. pre-call three times no answer. Knocked on the gate but no one came.

No show @ 10:05 a.m. I arrived at 9:55 a.m. knocking on the gate calling out City Inspection but no answer. A young man who lived next door also tried knocking and calling out also called someone on the phone but no answer.

08/14/17- Call 415-203-6856-for Access-Gated Complex-Owner called today @ 2.53PM- M.L
No show @ 11:15 a.m. no one at home.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.8 Other Rooms/Floor Condition
Hallway carpet upstairs is buckling and needs to be restretched.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need to check it at the next reinspection.

8.2 General Health and Safety/Exits
Remove double key lock from back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
CH-9-28-17 Pre call 30 min prior 510-236-8366

4.4 Other Rooms/Security
Backroom door is off the hinge it needs to be replaced.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base it needs to be secured.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base and needs to be secured.

3.3 Bathroom/Electrical Hazards
Light switch has a hairline crack and needs to be replaced.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet located next to the table under the window is testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

1.1 Living Room/Living Room Present
No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
10/17/17-pre call 360-460-7547-per owner-Changed the insp from 10/30 to 11/14-Tenant not available on 10/30-M.L

08/17/17-pre call 360-460-7547-per owner-Changed the insp from 08/24 to 09/20-Extra time to finish repairs-owner lives out-of-state-M.L

CH-6-2-17 R/S from 6-29-17 to 6-20-17 pre call 360-460-7547

1.1 Living Room/Living Room Present
11/9/17 owner requested to move up inspection to 11/14 from 12/12. MW
10/23/17-Changed the re-insp from 11/27 to 10/30-per owners request-repairs done-req.earlier Re-insp-M.L
CH-8-2-17 R/S from 8-11-17 to 10-9-17 tenant out of town and owner will be out of the country

5.4 Secondary Rooms/Other Potential Hazardous Features
2nd level: Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Steps leading from the kitchen to the garage needs a handrail.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

1.3 Living Room/Electrical Hazards
Living and dining room . Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms : Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.1 General Health and Safety/Access to Unit
Front door is hard to open owner said weather stripping needs adjusting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin is missing the stopper.

3.12 Bathroom/Tub or Shower
Center faucet control knob is loose screw is missing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing Globe cover for hallway light fixture.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard and needs to be repaired or replaced.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

1.3 Living Room/Electrical Hazards
Dimmer switch is missing at the top of the stairs its a cutting Hazard needs to be replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.

1.1 Living Room/Living Room Present
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
1.1 Living Room/Living Room Present
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.1 Living Room/Living Room Present
CH-10-19-17 R/S from 10-26-17 to 11-15-17 owner father passed away. Pre call 510-812-4051

CH-8-31-17 R/S from 9-21- to 9-26 owner will be out of town
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:10 am brown building. No one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

1.1 Living Room/Living Room Present
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
No show at 12:00 pm no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:14 pm no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1. GFI located underneath the window: A missing and/or cracked coverplate presents an electrical hazard.

2. The GFI located next to the microwave: Non-working outlet may be hazardous. Repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a match and the oven doesnt work.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
CH-10-27-17 R/S from 12-1-17 to 11-17-17 Owner states repairs are done and old tenant is out Pre call 510-301-2789 or 510-233-5225
CH-9-18-17R/S from 10-2-17 to 10-13-17 owner went to court on the eviction tenant has til 10-3-17 to get out and need a copy of fail list
09/01/17-Changed the insp from 09/15 to 10/02- per owner-Tenant facing eviction-Owner going to court-M.L
The owner has not completed any work at the time of the re-inspection.

CH-7-3-17 R/S from 7-25-17 to 8-25-17 repairs are not done

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
1. Fllooring deteriorating
2. Water damage causing swollen seams

1.1 Living Room/Living Room Present
No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly repair/replace

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home.

No work completed by owner for todays inspection.

2.10 Kitchen/Stove or Range with Oven
Stove left front burner does not self ignite/repair

2.12 Kitchen/Sink
Clean and re-caulk sink

3.7 Bathroom/Wall Condition
Bathroom water damaged wall all the way down to lathe/repair

1.1 Living Room/Living Room Present
No show 2:30 pm no one answered the door. There was a white Honda Accord parked in the driveway.

No entry at 12:15 pm owner did not have the key for this unit.

1.1 Living Room/Living Room Present
No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.

2.12 Kitchen/Sink
The aerator is bad repair or replace.

2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.

3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-11-17 R/S from 11-28-17 to 11-17-17 owner said call in 3 wks ago to r/s
No show at 9 am unit located upstairs no answer.

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & Airconditioning cooling Unit Not Working Properly.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

1.1 Living Room/Living Room Present
No entry the owner said she called the office to reschedule and was told it would be canceled.

10/30- Call 30min prior 480-519-3405owner is out of town and needs to re-schedule. Moved from 11/2 to 11/20 11am-2pm.

CH-9-12-17 pre call owner 480-519-3405-Per owner-Changed the insp from 09/27 to 09/26-Not available on 09/27-M.L
No show @ 1:40 p.m. no one at home, porch light was on.
08/08/17-Changed the insp from 08/11 to 08/31-per owner-not available on 08/11-M.L

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.

1.1 Living Room/Living Room Present
11/6- Call 1hr prior 707-481-0649 Owner lives in Sonoma. Owner Kathy Shepard called and can not make it for inspection. She will be out of town. Moved from 11/9 to 11/20 11am-2pm.

No show the owner said the inspection has been rescheduled.

CH-8-3-17 R/S from 8-10-17 to 8-31-17 owner not able to make that date. 707-481-0649 cell #

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 9:00 am the owner said he did not receive a letter from the City for the inspection today.

No entry at 9:00 a.m. I spoke with the owner and he said the office rescheduled him last week for a different date. FA

CH-9-8-17 R/S from 9-11-17 to 10-30-17 owner states the handrail have to have a special coating because close to the water
08/15/17- Pre-Call 30m prior-510-367-4678-Requested by owner-Changed the insp from 08/18 to 09/11-Extra time to finish repairs- M.L
07/11/17- Pre-Call 30m prior-510-367-4678-Requested by owner- M.L
No show @ 1:12 p.m. Grey house no one at home.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top deck railing is deteriorated and not secure

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

1.1 Living Room/Living Room Present
No entry at 11:15 am the tenant did not speak English but did say she did not know about the inspection.

o show at 10:05 am no one at home or did not answer the door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Stove burners are not functioning properly repair or replace.

2. Replace the two missing knobs that are missing.
2.8 Kitchen/Floor Condition
Kitchen floor is torn at the entry also is other areas of the kitchen and should be repaired or replaced.
3.1 Bathroom/Bathroom Present
Unable to check the bathroom because someone was taking a shower.
3.8 Bathroom/Floor Condition
floor is torn around the bathtub and should be repaired or replaced.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove debris from in front of the unit.
1.1 Living Room/Living Room Present
No show at 9:45 am no one at home or did not answer the door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
2.1 Kitchen/Kitchen Area Present
All burners on the stove must light without a match. Repair or replace.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L
2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.
1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Pre-call 30 min 415-756-1535
11/9/17 owner requested moving inspection from 11/14 to 11/20. MW

1.6 Living Room/Ceiling Condition
Ceiling has a defect which may allow significant drafts to enter the unit. Repair the damage.

1.8 Living Room/Floor Condition
The floor boards are loose thru out the entire unit which are a cutting hazard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven and screens for the exhaust fan. very greasy and dirty.

8.1 General Health and Safety/Access to Unit
Owner the security gate door knob is missing please replace.

2.12 Kitchen/Sink
Disposal not functioning. Making loud noises repair or replace.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater the closet was locked and could not be opened.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Right front burner not functioning repair or replace.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM unit apt #s have been ordered. If they are not installed by time of inspection a receipt showing the order being placed will suffice for PASS, per Jennifer C. MW

6.4 Building Exterior/Condition of Exterior Surfaces
Missing one number for the address which is #1.

1.1 Living Room/Living Room Present
11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, oven, microwave, burners and dishwasher.

2.12 Kitchen/Sink
Disposal not functioning.

4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The downstairs toilet is loose at the base and needs to be secured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The downstairs bathroom faucet water pressure is to low and needs to be repaired.

1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
11/6- Owner Linda called and needs to re-schedule one more time. They were able to get in the unit and the tenant is working with them to get things done faster. Contractors found a lot more issues in the unit as far as leaks and cracks. She would also like for us to contact Bartels for any re-schedules or issues. Silvanna (510) 236-8366. Inspection moved from 11/10 to 11/30/2017 1-4pm. Linda confirmed.

CH-10-24-17 R/S from 10-27-17 to 11-10-17 owner has been unable to finish the repairs Floor repairs not done yet due to the tenant not letting her in or calling her back
10/05/17-Changed the insp from 10/09 to 10/27-per owner-Floor repairs not done yet- M.L

1:30PM-Tenant was unaware of the inspection/asked to be re-scheduled & wanted to call.

2.12 Kitchen/Sink
Replace faucet aerator.

2.8 Kitchen/Floor Condition
Kitchen floor is torn/damage located by the refrigerator.

3.8 Bathroom/Floor Condition
Tile on bathroom floor is cracked and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Living and bedrooms: Three prong outlet not testing as designed must be grounded, or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage screen vent in the front of the house. Check all vents screens.
1.1 Living Room/Living Room Present
No show at 12:17 pm no one present or at home.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
CH-9-15-17 R/S from 9-20-17 to 10-18-17 work is not done PM said waiting on owner
08/07/17-Pre-Call 30m prior-510-236-8366 requested by Sylvana- P.Mngr- M.L

7/14/17 - no show at 10am - yellow SFR with white trim, green door
2.6 Kitchen/Ceiling Condition
Owner is having this repair this week.The ceiling has spider cracks going across and needs repair. Also the hallway entry
1.1 Living Room/Living Room Present
Pre-Call 30m prior-510-236-8366-MW
1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-776-6066
8-11-17 no show 1:30 2nd floor unit tan bldg. brown door
2.10 Kitchen/Stove or Range with Oven
1. Left front burner on stove not working as design repair or replace. Also replace all drip pans and elements for the burners that are missing.

2. Replace lights for the exhaust fan present ones are flood lamps not for the fan.
2.5 Kitchen/Window Condition
Kitchen windows for the patio door are incorrect. Cannot use plastic glass as a supplement. Must replace with proper windows for proper installation.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to items blocking the closet.
8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation.
1.1 Living Room/Living Room Present
carpet rolls in all rooms trip hazard re stretch or replace
carpet also torn/repair or replace trip hazard
1.1 Living Room/Living Room Present
Precall 30 min notice 707-718-0084
1.1 Living Room/Living Room Present
Pre call owner 30 min prior 510-235-4005
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L
2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
09/01/17-Ikuan (City of Richmond)- Called for the owner-out-of-town-Changed the insp from 09/28 to 10/09- M.L
2.10 Kitchen/Stove or Range with Oven
Left rear burner not functioning as design repair or replace.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
CH-10-3-17 R/S from 10-5-17 to 10-12-17 owner states tenant will not be there

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
1.1 Living Room/Living Room Present
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
2.12 Kitchen/Sink
I wasnt able to check the sink because the tenant had it filled to the top of the faucet with dishes. Tenant wash the all the dishes pots and pans. I will need access at the next re-inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet paper holder is missing and needs replacing. Present one is broken and presents a cutting hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present. The left faucet handle is missing and when you turn on the right side faucet water comes up and out of the left side.
3.4 Bathroom/Security
The door frame is damage also the door knob needs repair/replace.
4.3 Other Rooms/Elecrtical Hazards
All bedrooms are missing bulbs for the light fixtures also the globe covers. The tenant is saying the kids break them while playing with the ball in the bedroom.

The tenant is saying the PG&E is to high and chooses not to have light bulbs. Children are present and should have a bedroom with light at all times.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.
8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.
1.1 Living Room/Living Room Present
No entry. No work has been completed per tenants statement.

No entry at 11:55 am the tenant said he did not receive a notice for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.
3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).
4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.
6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.
7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.
1.1 Living Room/Living Room Present
CH-10-23-17 R/S from 10-30-17 to 11-27-17 owner out of country Pre call 30 min prior 510-364-1518
Precall 30 min notice 510-364-1518
8/11 - Rescheduled from 8/30 to 10/30 approved by JC via email request. MW
07/03/17-Pre-Call 30m prior-510-364-1518-Requested by owner- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch upstairs in bedroom broken.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak.
1.1 Living Room/Living Room Present
10/3 - owner called to move inspection from 10/5 to 10/19 due to tenant availability. MW
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Present one no long enough.
1.1 Living Room/Living Room Present
09/26/17-Changed the insp from 09/29 to 10/19- per Owner-out-of-town until mid-October-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one present for the inspection or home.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.
1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one present for the inspection or home.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
No show at 1:42 p.m. no one present for the inspection Green house black security gate.

No entry @ 11:50 a.m. the tenant said they had no notice.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit. = Missing Cabinet drawers.
2. Missing hardware / face of dishwasher
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe on light fixture
5.2 Secondary Rooms/Security
Back door - base plate loose, trip hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Back porch - replace broken wood
2. Front porch - light hardware missing
3. Front steps, Stair = Missing Handrail.

6.3 Building Exterior/Condition of Roof and Gutters
Dry rot on left side front eaves
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one present for the inspection. Yellow house fence with gate locked.

No show @ 12:00 p.m. no one at home. Yellow house gated. Pit bull in the front.

No show @ 11:35 yellow house front gate was locked and dogs were in the front yard barking no one came out to see or respond.

No show @ 11:45 a.m. no one at home.

5/22/17 - no show at 2:15. owner mixed up dates
1.1 Living Room/Living Room Present
No show @ 2:00 no one at home.

No entry @ 1:40 p.m. the tenant came to the front door but did not speak or understand what I was saying to her about the inspection schedule for today.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries.
5.3 Secondary Rooms/Electrical Hazards
Circuit Box Damaged, missing safety panel
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
No entry 1:30 p.m. the tenant did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. (Common area)
1.2 Living Room/Electricity
Install missing light fixture globes
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Recaulk around sink
3.12 Bathroom/Tub or Shower
Tub surface peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Install control to exterior faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
8/15 - owner out of town repairs not done. Moved from 8/24 to 9/20 MW
CH-5-26-17 R/S from 5-30-17 to 6-5 tenant not able to be there
No entry @ 1:55 p.m. the tenant said they did not know about the inspection for today.
8.1 General Health and Safety/Access to Unit
Front gate knob is damage and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all glass cutting hazards also the clutter from backyard.

1.1 Living Room/Living Room Present
11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

2.3 Kitchen/Electrical Hazards
Bad GFI Outlet.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
CH-11-27-17 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L

1.1 Living Room/Living Room Present
09/08/17-Pre-Call 30m prior-510-517-0111-Miguel-per owner-changed the insp from 09/12 to 10/09-Refrigerator has not been fixed- M.L
06/12/17- pre call 30 min prior 510-965-2793-Changed the insp from 06/15 to 06/22-per owner-Not available on the 15th- M.L

CH-5-18-17 R/S from 5-24-17 to 6-15-17 pre call 30 min prior 510-965-2793 mail out notice

1.1 Living Room/Living Room Present
No show @ 1:10 p.m. brown unit.

1.1 Living Room/Living Room Present
No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:15 am SUV and small van parked in the driveway.

No show at 1:34 pm no one at home. I was greeted by a little dog.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at the base.

4.7 Other Rooms/Wall Condition
Laundry room dryer not properly vented/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working properly vented/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = remove all piles of dried grass and weeds

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

1.6 Living Room/Ceiling Condition
The popcorn ceiling is peeling throughout the living room and needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is to low.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home stripped cat at the front door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.
2. Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st bathroom toilet is loose at the base and needs to be secured.
3.3 Bathroom/Electrical Hazards
GFI not testing in the 1st bathroom repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Peeling paint in the bathtub repair or replace.
4.10 Other Rooms/Smoke Detectors
Upstairs hallway smoke detector and carbon monoxide detector not functioning repair or replace.
2.11 Kitchen/Refrigerator
1. Torn gaskets repair/replace.

2. Replace missing door handle.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Cabinet door is damage.

2. Stopper is missing.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has dark discoloration.
3.7 Bathroom/Wall Condition
Repair damage wall.
3.8 Bathroom/Floor Condition
Floor is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1. Repair hole in middle bedroom door.
4.7 Other Rooms/Wall Condition
Right rear bedroom wall has a hole in it underneath the window.
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom light fixture not working.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace missing thermostat.
1.1 Living Room/Living Room Present
FOR ALL FUTURE INSPECTIONS MUST CONTACT TENANT UPON ARRIVAL MICHELLE BACON 510-388-5996. SHE WILL GRANT ACCESS AT GATE. MW
10/23 - spoke with owner 10/23 moved inspection from 10/27 to 11/28 due to tenant and owner being out of town. MW
No show @ 1:45 pm gated community no access to the unit.

8-3-17 No Entry 10:00 Access denied by management hung up on me blue gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Mount them according to the instructions.
1.1 Living Room/Living Room Present
11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

1.1 Living Room/Living Room Present
11/30- PLEASE BE THERE AFTER 12:30PM. CONTACT CHRISTINA 510-621-8455 SHES THE ONLY ONE THAT CAN MEET YOU FOR 3 UNITS.

1.1 Living Room/Living Room Present
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH- pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

1.1 Living Room/Living Room Present
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.1 Living Room/Living Room Present
09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

2.10 Kitchen/If No Stove
Kitchen/left/front/Range Burner does not ignite/repair.

2.12 Kitchen/Sink
Garbage Disposal not working properly/repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the sink is missing and needs replacing.

4.10 Other Rooms/Smoke Detectors
All bedrooms /need batteries for smoke detectors. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover plate broken/electrical hazard/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Common Area/Smoke Detector/Carbon monoxide detector need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards in the backyard that need replacing.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Thermostat not working repair or replace. The tenant has no heat.

1.1 Living Room/Living Room Present
No show at 10:25 a.m. I rang the door bell and knocked waited more than 5 minutes at the front door. I gave 5 pre-calls and left 3 messages. It seem like someone was at home because the one of the windows was open in the front of the house also the TV was on.

09/11/17-Pre-Call 30m prior-510-222-6023-Per Bob-Change the insp from 09/20 to 10/11 due to Eviction- M.L

3.12 Bathroom/Tub or Shower
Bathroom/Replace caulking in the tub.

6.4 Building Exterior/Condition of Exterior Surfaces
Left side of exterior Garage/stucco caving in/repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Shower/tub diverter not working repair or replace.

2. Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Hallway smoke and carbon monoxide detector not working.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom : Non-working outlet may be hazardous.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the front also the driveway that needs repairing.

8.6 General Health and Safety/Interior Stairs and Common Halls
Place address on the wall near the mail box.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present or at home.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs

1.3 Living Room/Electrical Hazards
Living and dining room: Damaged outlet presents an electrical hazard.

1.4 Living Room/Security
Patio screen door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The screen for the exhaust fan is very greasy and needs cleaning or replacing.

3.12 Bathroom/Tub or Shower
1. Replace cracked/broken shower door.

2. Bathtub needs a stopper.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. In the front of the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
09/22/17- Changed the insp from 10/06 to 10/20-per owners request-out-of-town on 10/06- M.L

8.10 General Health and Safety/Site and Neighborhood Conditions
Front yard = overgrown trees touching the house needs cutting back from the roof.

1.1 Living Room/Living Room Present
10/10-Call 30min prior 510-830-6297 owner gave permission for us to work with tenant to re-schedule. Tenants family has been affected by the fires. Moved from 10/11 to 10/26 9am-12pm. Latrice Keith is the tenant.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom: The aerator for the basin needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. Or connect to pipe extending out.
2. The water heater flue for venting the gasses is out of alignment.

1.1 Living Room/Living Room Present
No show at 2:52 pm no one present or at home.

No show at 9:45 am the unit is vacant.

NO entry at 3:15 pm the tenant said she did not receive a notice. She was moving out today waiting for the movers to arrive.

No entry at 9 :15 the tenant stated she did not receive the notice for the inspection today.

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

1.1 Living Room/Living Room Present
12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
CH-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show at 12:10 pm no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.

2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

1.1 Living Room/Living Room Present
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Need one upstairs.

8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one present or home for the inspection. I waited 5 minutes.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose needs to be secured or replaced.

3.12 Bathroom/Tub or Shower
Tub shower diverter not working needs to be repaired or replaced.

4.4 Other Rooms/Security
Back door leading to the garage needs a door knob

1.1 Living Room/Living Room Present
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No show at 9:30 am brown and rust house. No one at home or did not come to the door.

No show at 1:25 pm brown and rust house. No one came to the door.

1.1 Living Room/Living Room Present
No show 11:50 am no one present or at home for the inspection. Brown unit.

No show at 12:00 pm the security gate was close but the front door was open. I called for someone to come to the door for the inspection but no said anything. I waited 5 minutes.

No show at 12:15 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.

1.1 Living Room/Living Room Present
CH-12-4-17 Pre call 30 min prior 510-714-1407

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.

1.1 Living Room/Living Room Present
No show/no entry at 1:45 p.m. the tenant says this is family own and not a rental.

No show at 1:45 pm no one home.

No show at 11:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

2.12 Kitchen/Sink
sink leak underneath repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom sink faucet, knob(s) or handle(s) are loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. middle bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back entrance needs hand rail.

2.12 Kitchen/Sink
Disposal not functioning.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling is discolored and needs cleaning and repainting.

2.12 Kitchen/Sink
Disposal not functioning.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector needs replacing.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet. Possible fire hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke and carbon monoxide detector non-op.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.

1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.

2.12 Kitchen/Sink
Repair disposal repair leak.

1.1 Living Room/Living Room Present
No show at 1:25 p.m. no one was home or present for the inspection. There is no more for sale sign in the front of the house.

No entry the house is in escrow per owners statement. She will provide proof to the City of Richmond.

No show at 9:15 am no one at home. Corner brown house up for sale.

No show @ 11:30 a.m. I spoke to the relator and the house is up for sale. There are no occupants at this time.

07/25/17-Pre-Call 30m prior-510-334-3244-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

8.7 General Health and Safety/Other Interior Hazards
No gas in unit /inspection stopped

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Disposal not functioning.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

7.4 Heating and Plumbing/Water Heater
Remove all boxes 500 water heater closet.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex

1.1 Living Room/Living Room Present
12/4/17 key did not work

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.

4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.

1.3 Living Room/Electrical Hazards
Tenant needs to replace the missing cover for the heater or the maintenance supervisor/ department must replace with another one.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.

2.10 Kitchen/Stove or Range with Oven
Replace drip pans on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.

3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.

2.10 Kitchen/Stove or Range with Oven
1. The surface light is on and should only be on to warn you the stove burners or oven is hot. It is not functioning as design. Repair or replace.

2. Missing two rear burners on the stove.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior peeling paint on the banister needs repainting.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected.

1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.

6.4 Building Exterior/Condition of Exterior Surfaces
Interior: Stair banister has peeling paint present and needs to be repainted.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.

2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Tenant replace missing smoke detectors inside the bedroom.

1.1 Living Room/Living Room Present
This unit is vacant and the property manager will request another unit to be inspected, per managers statement.

2.12 Kitchen/Sink
Disposal not functioning.

3.7 Bathroom/Wall Condition
The towel bar is broken and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector hanging in living and the bedroom. Possible fire hazard.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.

1.1 Living Room/Living Room Present
09/26/17-Pre-Call 30m prior-510-669-9393 or 619-246-6329- Gated Complex -Multiple Units- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector in the living room; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

3.12 Bathroom/Tub or Shower
Showerhead missing

7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace missing smoke detector in the bedroom.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Right and left bedroom smoke detectors are hanging expose wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
Tenant must clean and remove all clutter from the room. Also there must be a clear path from the bedroom door to the window. Currently blocked egress.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector is hanging expose wires hanging possible fire hazard.
1.1 Living Room/Living Room Present
No entry the maintenance manager said it was not on the inspection list for today.
5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
1.1 Living Room/Living Room Present
The property manager said there is no unit# for this address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Replace cover for light fixture in downstairs hallway/stair area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.
2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan has peeling paint present that needs repainting or replacement.

2. The rear right stove burner is missing.
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Left front bedroom door has a large hole that needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
1.1 Living Room/Living Room Present
No show at 12:05 p.m. I arrived and the name of the person that opened the door was Stephanie Spicer. She said she spoke to Melody in the office to let her know it was owner occupied and sent over documentation to the City.
1.1 Living Room/Living Room Present
No show at 12:00 the owner was not present and the tenant did not know about the inspection.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. underneath the window.

3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
1. GFI located under the countertop not testing repair or replace.

2. GFI located under the picture is not testing repair or replace.
4.3 Other Rooms/Elecrtical Hazards
1. Back bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. or two prong outlets.

2. Back bedroom: A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Tenant/Owner: Replace missing smoke detector in the hallway.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse underneath the TV. Check all outlets.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.
3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.
2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.7 Bathroom/Wall Condition
Replace or remove the towel bar. Cut hazard present.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.
8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.
1.1 Living Room/Living Room Present
11/02/17-Changed the insp from 11/28 to 12/07-per owner-out-of-town on the 28th- M.L
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from the front door and replace with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/11 - Must call 1 hr before arrival 510-812-3923. MW
No show at 1:25 pm no one at home or did not answer the door. I knocked and rang the bell more than once. White van in the driveway cleaning service sign on the door.

9/18- spoke with owner out of the country. Moved from 9/22 to 10/12/17 1-4pm. Notice mailed out.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet needs repair or replacement.
1.1 Living Room/Living Room Present
12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771
2.3 Kitchen/Electrical Hazards
Overhead light fixture is not secure and has expose wires hanging. Possible fire hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.
3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.
1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the porch and walkway needs to be repainted.

1.1 Living Room/Living Room Present
12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
12-8-17 N/E at 11:43 tenant not notified and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466

1.1 Living Room/Living Room Present
12-8-17 N/E at 1:00PM white sfd with gray trim/red lights on exterior of house

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair
1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working property/repair
4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater install discharge line must extend to within 6 inches of floor
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.
1.1 Living Room/Living Room Present
CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.
2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.
7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer
No entry. The tenant refused entry the property manager is having problems getting the tenant allow access to do the repairs.

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt
1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-11-15-17 R/S from 11-20-17 to 12-8-17 owner states tenant will be out of town
No show at 10:10 am no one was at home or answered the door.

8/23- owner called in stated tenants are out of town in Mexico. Will not be back until 9/17/17. Next available date is 9/19 11am-2pm. Owner confirmed and will be there.

8/2/17 11:35 AM- White Mini Poodle in Driveway.

2.10 Kitchen/Stove or Range with Oven
Left front burner not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet is testing hot neutral reverse.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
the front porch and walkway has peeling paint and needs to be repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 2:15 pm The owner received 2 pre calls with ETA no one was present to let me go through the gate.

CH 12-13-17 Tenant will be home at 1:30
CH-11-6-17 R/S from 11-16-17 to 12-18-17 owner will be out of the country until 12-15-16. Pre call 408-886-8927

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

1.1 Living Room/Living Room Present
CH-11-2-17 R/S from 11-3-17 to 12-11-17 fence not repair yet waiting for other owner to pay her part. There will be no more ext granted this is the final one
10/03/17-Changed the insp from 10/11 to 11/03-per owner-needs extra time to finish repairs-M.L

No show @ 10:20 a.m. tan house black front door. No one at home.

08/11/17- Changed the insp from 09/01 to 09/20-per owner-work will not be completed until the 2nd week of Sept- M.L.
No show @ 9:00 a.m. no one at home. I returned 9:45 a.m. as a courtesy to see if the tenant or owner arrived but no answer. Tan/black house double entry doors.

07/11/17-Changed the insp from 07/18 to 08/09-per owner-needs extra time to repair fence- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (2nd Fl, left rear)

4.6 Other Rooms/Celing Condition
Repair vent coming out of ceiling (Master)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair / replace falling rear fence and remove dryrot

1.1 Living Room/Living Room Present
12/11/17 no show at 10:45am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair broken steps in the front of the building.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

3.7 Bathroom/Wall Condition
Replace broken towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 9:55 a.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
11/27 - rescheduled from 12/1 to 12/11 due to wrong unit information. Waiting for owner info correction via fax. MW
No show at 11:42 am no one present or at home for the inspection. Grey building.
12/11/17 no show at 11:40am

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-28-17 to 12-11-17 owner will be out of the country. Pre call 519-917-4444

4.8 Other Rooms/Floor Condition
The carpet is torn at the entry of the bedroom doors also other areas of the house that need to be repaired.

1.1 Living Room/Living Room Present
CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-19-17 to 12-11-17

No entry the owner said the appointment was rescheduled for the 11th.

CH-8-2-17 R/S from 8-9-17 to 10-10-17 owner states unit is not ready had to order parts. Pre call 510-388-3771
CH-7-18-17 R/S from 7-26-17 to 8-9-17 owner is not ready Pre call 510-388-3771

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Center bedroom bathroom water pressure is low. It needs to be increased.

2. The faucet needs a aerator.

3.7 Bathroom/Wall Condition
2nd bathroom vinyl siding around the wall is hanging and needs to be repaired.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
11/13 - Owner called and needs more time for installation of replacement parts ordered. Moved from 11/29 to 12/11. MW

2.11 Kitchen/Refrigerator
The gaskets are torn repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is cover is missing repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
Repair / replace damaged screen door

1.1 Living Room/Living Room Present
CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

1.1 Living Room/Living Room Present
8/21 - Spoke with PM stated unit will not be completed for at least a few months. Postponed inspection to 10/30 and she will call if more time is needed. MW

1.1 Living Room/Living Room Present
No show at 12:35 no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on stove not working without a match. Repair or replace.

2. Clean or replace the screen for the exhaust fan. Very greasy.

4.3 Other Rooms/Elecrtical Hazards
1. Center bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Testing hot neutral reverse. Outlet located under the window.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet paper holder is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light cover for the hallway light is missing.

1.1 Living Room/Living Room Present
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

1.1 Living Room/Living Room Present
No show at 9:50 am no one at home or present for the inspection. The front iron gate was locked.

No show at 11:05 am no one was home or did not answer the door.

No show at 12:15 p.m. no one present for the inspection gold house brown trim dogs barking I knocked on the security gate and no one answered the door.

12/12/17 - no show at 10am

1.1 Living Room/Living Room Present
No show @ 12:00 noon no one at home.

No show @ 9:30 p.m. no one home green house.
5/30/17 - no show at 10:50am
7/31/17 - no show at 1:50pm, tenant was not aware of inspection, refused entry

3.3 Bathroom/Electrical Hazards
The GFI red light is flashing and should be checked. Repair or replace.

4.4 Other Rooms/Security
Tenant must clean the back room from clutter and make a clear path to all window and door exits.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.

5.3 Secondary Rooms/Electrical Hazards
The unit is under renovation due to a previous fire inside. The electrical outlets are not installed also there is no stove present etc. It will have to be rescheduled for another date.

3.7 Bathroom/Wall Condition
1. Tile piece is broken/cracked near the faucets.

2. Shower needs a diverter.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or a two prong outlet.
Located right side wall at the bedroom door entry.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Repair or replace hot water heater closet current one is swinging open and close.
1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm
7.4 Heating and Plumbing/Water Heater
FA: Unable to check the hot water heater because it was locked. 11/03/17.
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.
2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)
1.1 Living Room/Living Room Present
NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint
2.10 Kitchen/Stove or Range with Oven
One or more burners are not functioning on the stove. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
The stove needs to be cleaned because the tenant cannot see and needs help.
2.12 Kitchen/Sink
The tenant needs help and assistance cleaning her kitchen it is unsanitary.
1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Right bedroom was locked. Must remove key lock from bedroom door and replace with a standard.

5.3 Secondary Rooms/Electrical Hazards
Living/kitchen/bedroom: Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
12/13/17 - NEW FAIL - Wtr. Htr. = Missing Discharge Pipe.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L

No show at 9:25 am no one at home or did not answer the door.

1:00PM -Blue stucco w/white trim/red doot.

1.1 Living Room/Living Room Present
No show at 10:05 am. I heard a TV or radio on and it seemed like someone was home but did not come toe the door.

No show at 11:35 am no one at home or present for the inspection. I contacted the office to let them know.

09/01/17-Changed the insp from 09/05 to 09/28-per owners request-tenant not available on 09/05- M.L
CH-7-31-17 R/S from 8-4-17 to 9-5-17 tenant is out of town will be back last week of August

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-6-17 R/S from 12-20-17 to 12-13-17 owner will be out of the country. Pre call 510-334-6203

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlets.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground

1.3 Living Room/Electrical Hazards
Living room all outlets open ground
1.1 Living Room/Living Room Present
CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
No entry at 9:00 a.m. I spoke to the owner and he said he did not know about the inspection for today and needs to reschedule.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

1.1 Living Room/Living Room Present
CH-10-16-17 R/S from 11-13-17 to 11-9-17 owner is driving from Montrose Co pre call 970-901-3954

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. The tub, shower faucet, knob (s) or handle (s) are stripped or missing. Lower also the upper.

8.1 General Health and Safety/Access to Unit
Remove double key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-10-26-17 R/S from 10-27-17 to 11-10-17 owner states a couple of repairs are not done inspection time should be 11-2PM
09/26/17-pre call 30 min prior 925-899-0520 per owner-Changed insp from 09/27 to 10/27-Owner asked for extra time to finish repairs- M.L

CH-8-10-17 pre call 30 min prior 925-899-0520
No show @ 1:42 p.m. brown house no one at home.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke and carbon monoxide detector inside the hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage crawl space door to prevent animals/mice, from going underneath the house.

2. Repair/replace torn screen vent on the side of the house.

1.1 Living Room/Living Room Present
CH-11-9-17 Pre call 30 min prior 510-236-8366
CH-10-16-17 R/S from 11-13-17 to 11-10-17 owner has doctor appt. Pre call 206-786-5732

2.10 Kitchen/Stove or Range with Oven
The left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:10 pm green house. no one present for the inspection. Green house.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Right rear bedroom.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or did not come to the door.

09/11/17-Changed the insp from 09/12 to 09/29-per owner- Repairs not completed-M.L
07/03/17-Changed the insp from 07/11 to 08/03-per owner-just had surgery-time to recover- M.L

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven isnt working repair or replace. The pilot light may need to be lite.

1.1 Living Room/Living Room Present
No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
CH-11-15-17 Pre call 30 min prior 510-453-2673

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. Basin has a slow drain.

3.12 Bathroom/Tub or Shower
The diverter is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove are not working as design repair or replace.

2. The exhaust fan has peeling paint repair or replace.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The wall heater is not working the pilot light may need to be relit.

1.1 Living Room/Living Room Present
No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
10/23/17-Pre-Call 45m prior-510-418-0918-requested by owner-M.L
2.10 Kitchen/Stove or Range with Oven
The drip pans need to be cleaned or replaced.
2.12 Kitchen/Sink
The aerator is bad repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure the toilet to the floor.
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.7 Bathroom/Wall Condition
The towel bar is broken and presents a cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI ort two prong outlets.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.
1.1 Living Room/Living Room Present
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 1: 1:15 pm no one at home for the inspection.
1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
No entry at 1:45 pm no work completed the tenant stated.

Fail 11/13/17 no work completed by the owner. I gave two pre-calls and no response but the tenant was at home.

Fail-09-05-17: I spoke to the owner but because the office did not take the inspection off the list ornotify me that it was canceled I still showed up for the inspection.

ch-8-10-17 R/S from 8-14-17 to 9-5-17 owner repairs are not done yet
CH-5-31-17 R/S from 6-6-17 to 7-7-17 Pre call 510-693-5821
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the computer check all three prong outlets.
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Linoleum is torn several places.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Exterior plug outlet is not functioning correctly repair or replace.

Comment: Also check fuse for possible problems due to power cut off inside the unit frequently check with the tenants.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
1.3 Living Room/Electrical Hazards
Entry light fixture is bent and needs replacing, it is also missing its globe cover.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.
1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW
2.12 Kitchen/Sink
1. re-chalk the kitchen sink area.

2. replace missing aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).
8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.

7.4 Heating and Plumbing/Water Heater
Install discharge line on water heater

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath room repair missing clod water knob

7.4 Heating and Plumbing/Water Heater
//Unable to access water heater due to furniture blockage

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive debris and garbage needs to be removed (i.e TVs mattresses, bedroom furniture)

2.10 Kitchen/Stove or Range with Oven
1. The two burners on the right side are not functioning as design repair or replace.

2. The screen for the exhaust fan is missing.

2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time. Does not close securely and should be replaced.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

The outlet is testing hot neutral reverse. Located by the TV.

1.1 Living Room/Living Room Present
No show at 9:55 am no one at home or present for the inspection.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home or present for the inspection.

12/1 Spoke with owner stated repairs are not done. She lives in Texas and its very hard for her to get out here and make repairs. She doesnt have a maint. guy to handle this. I advised her I can remove from schedule today but it will have to be for 12/19. I cant go any further because the fail was in Oct and now we are in Dec The only major repair is the concrete. All the others are minor. Owner needs to fax or send an email of her getting permits for the concrete. Once we receive that, we can extend the inspection. INSPECTION STAYS ON FOR 12/19/2017 NO MORE RE-SCHEDULES. Owner also states the current tenants are moving out at the end of the month and her daughter will be moving in the unit in Jan. will be going to CAL STATE UNIVERSITY.

NO show at 9:30 am corner house grey color. No one at home or present for the inspection.

9/1 - Spoke with owner and tenant rescheduled inspection. Moved to 10/6 MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home or present for the inspection. the front gates were locked.

No show at 1:17 p.m. no one present for the inspection and the front gate was locked no access to the unit.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Re-chalk the bathtub.

3. The shower/tub diverter is damage and needs replacing.

3.8 Bathroom/Floor Condition
Bathroom floor linoleum is damage also the siding are falling apart. Repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. (Testing hot neutral reverse underneath the window).

4.7 Other Rooms/Wall Condition
Left bedroom wall and window seal has dark discoloration present and needs to be repaired and repainted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (Present one not working).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The front iron gate is damage/bent and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
There are missing fence boards present and the fence needs to be repaired.

2. Replace torn screen vents on the sides of the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. The thermostat isnt working repair or replace.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was locked. I will need access at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.

1.1 Living Room/Living Room Present
No entry at 9:15 am the owner said he did not receive a notice.

No show at 11:25 am no one at home. Brown units located upstairs corner building.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home or present for the inspection. White motorcycle also a truck parked in the front yard.

No show at 10:25 am dog barking at the front door.

No show @ 1:20 p.m. I knocked and called out for the inspection and waited but no one came to the front door. There was a broke down car parked in the driveway also a white motorcycle in the driveway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Stopper for the sink is missing.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. The center control knob. Unable to test.
4.10 Other Rooms/Smoke Detectors
Left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:40 am no one present for the inspection. I knocked on the door more than once but no one came. Two black vehicles parked in front. I waited 5 minutes.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Faucet handle is loose repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet downstairs is loose at the base and needs to be secured.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No entry at 11:25 am the tenant said they had no notice also no work has been done.

No show at 2:15 pm no one at home. Brown units.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Tack strip is missing for the entry door at bedroom.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.1 Living Room/Living Room Present
No show at 12:00 pm no one present or at home for the inspection.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home.

10/25/17-Changed the re-insp from 10/27 to 11/30-per owner-needs extra time to finish repairs-M.L
1.1 Living Room/Living Room Present
No show at 9:35 no one present or at home for the inspection.

No show at 9:50 am no one present or at home for the inspection.
2.11 Kitchen/Refrigerator
The gaskets are torn repair/replace the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace missing cover door for the electrical fuse box.

2. Rear Yard = Overgrown Grass/Weeds. Around the entire building.

7.4 Heating and Plumbing/Water Heater
No access to the hot water heater due to it being locked. I will need access at the next re-inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Around the entire unit.

4.4 Other Rooms/Security
Master bedroom missing striker plate

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room

2.3 Kitchen/Electrical Hazards
Kitchen-GFI outlet in operable
Kitchen outlet hot neutral reverse

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.11 Kitchen/Refrigerator
Missing refrigerator handle

2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL

4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly

3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet

1.1 Living Room/Living Room Present
12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
CH-11-20-17 R/S from 11-30-17 to 12-14-17 owner in meeting all day
CH-11-16-17 R/S from 11-21-17 to 11-30-17 pre call 1 HR prior 510-712-9897
11/02/17-Pre-Call 1hr prior-510-712-9897-Per owner-Changed the insp from 11/03 to 11/21-Owner needs extra to clear outside repairs- M.L

9/11 Owner leaving the country in a couple of days for 3months. He is going to ask the tenant or someone to represent him while hes out of town to be there. In the mean time we both agreed to move it out to 10/16/2017 11am-2pm. He will be calling back. Moved from 9/28 to 10/16/17 11-2pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet Baseboard damaged.needs Replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Also secure the hallway smoke detector.

8.4 General Health and Safety/Garbage and Debris
1. Owner needs to remove items that belong to him from the garage.

2. Owner needs to remove Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-28-17 to 12-14 owner will be out of town

1.1 Living Room/Living Room Present
CH-11-27-17 R/S from 11-30-17 to 12-14-17

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not functioning as design also the screen is missing.

3.12 Bathroom/Tub or Shower
Shower/tub diverter is bad and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Damaged outlet presents an electrical hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a two prong outlet or GFCI.

4.4 Other Rooms/Security
Evidence of discoloration/ mildew in right rear bed door

3.12 Bathroom/Tub or Shower
Re caulk tub and evidence of discoloration/mildew in around tub

3.12 Bathroom/Tub or Shower
Resurface bathtub

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity

1.3 Living Room/Electrical Hazards
Living room outlet testing open ground

3.12 Bathroom/Tub or Shower
Re glaze tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate

2.11 Kitchen/Refrigerator
Freezer not holding temp

2.12 Kitchen/Sink
Kitchen sink leaking

1.3 Living Room/Electrical Hazards
Living room open ground outlet next to light switch testing open ground

4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground

1.7 Living Room/Wall Condition
Living room Evidence of discoloration/mildew all over

4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over

3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over

1.1 Living Room/Living Room Present
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.
2.11 Kitchen/Refrigerator
Kitchen Refrigerator gasket damaged
3.12 Bathroom/Tub or Shower
Re caulk tub
2.3 Kitchen/Electrical Hazards
Outlet under window testing open ground
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to GFI reverse polarity
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
1.3 Living Room/Electrical Hazards
Living room testing open ground
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
1.3 Living Room/Electrical Hazards
Open ground outlet next to heater
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
3.12 Bathroom/Tub or Shower
Re glaze tub
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
1.3 Living Room/Electrical Hazards
Living room testing open ground
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
3.12 Bathroom/Tub or Shower
Re caulk and clean tub
2.10 Kitchen/Stove or Range with Oven
stove burners in operable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches
2.3 Kitchen/Electrical Hazards
Open ground outlet under window in kitchen
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.3 Kitchen/Electrical Hazards
GFI non operable
1.1 Living Room/Living Room Present
Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom missing all outlet covers
Right rear bedroom exposed wires
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
4.5 Other Rooms/Window Condition
Outlet testing open ground under window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover

2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
4.10 Other Rooms/Smoke Detectors
Smoke Detector missing in all rooms
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space door is damage/bent and needs to be repaired or replaced.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/29/17 rescheduled due to inspector emergency
3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-6-17 Pre call 30 min prior 510-367-7099

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure is low on the cold water faucet. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:15 a.m. no one present for the inspection or at home.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 rescheduled due to inspector emergency

3.5 Bathroom/Window Condition
The window has not been repaired. The window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank top is broken. It needs to be repaired or replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has a slow drain.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet
5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded
1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm
2.3 Kitchen/Electrical Hazards
GFCI outlet does not work as designed
1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
1.1 Living Room/Living Room Present
12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex

1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.1 Living Room/Living Room Present
Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.
4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO carbon monoxide detector present install monoxide
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348
1.1 Living Room/Living Room Present
Call 30min to Bartels 510-236-8366

I spoke with Bartels management and they said this unit has been rescheduled.

11/06/17-Pre call 30 min prior 510-236-8366-per owner-Changed the re-insp from 11/28 to 12/07-Needs extra time to finish repairs- M.L

CH-9-28-17 Pre call 30 min prior 510-236-8366
No show a young lady answered the door and said she did not know about the inspection today. White and black house.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working repair or replace.
2.12 Kitchen/Sink
1. Dishwasher- not working.

2.
Disposal not functioning.
2.4 Kitchen/Security
1. Kitchen backdoor needs new weather stripping.

2. Door leading to the garage has a key lock inside. It must be a thumb turn deadbolt lock.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
1st and 2nd bathroom is in the process of being remolded during the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Hallway smoke detector non-op, also missing one in the bedroom.
4.3 Other Rooms/Elecrtical Hazards
Hallway: Damaged outlet presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.
1.1 Living Room/Living Room Present
No entry at 9:55 am no one at home or present for the inspection.
1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.
1.1 Living Room/Living Room Present
Fail: The tenant did not know about the re-inspection but allowed me to come in to check the fail items. None were corrected.

CH-9-25-17 Pre call prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Clean or replace screen for exhaust fan.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one present for the inspection or home.

CH-9-25-17 Pre call prior 510-915-1615
1.1 Living Room/Living Room Present
I went to this unit at 9:10 am. but was later told by the office that it was rescheduled.

No show at 2:20 pm the tenant was not aware of the inspection he said. Pink building unit located upstairs.

No show at 1:15 pm no one at home. Pink building unit located upstairs.

No show at 11:55 am tenant did not have a notice.
1.1 Living Room/Living Room Present
No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No show at 2:00 pm no one at home or present for the inspection.

No show at 2:00 pm no one at home or present for the inspection.

No show at 11:25 am Brown house tree touching house.
1.1 Living Room/Living Room Present
No show at 1:00 pm no one at home or present for the inspection.
1.1 Living Room/Living Room Present
I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:40 pm the owner was not present and the tenant did not know about the inspection

No show at 12:00 the owner was not present and the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-1-2-18 Pre call 30 min prior 510-334-3569
12/18 Spoke with owner rescheduled inspection from 12/21 to 1/3. MW
CH-11-3-17 R/S from 11-6-17 to 11-20-17 owner is not able to make it that day. Pre call 30 min prior 510-435-6378
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken/very loose repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Light peeling paint on the patio that needs scraping and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on the walls located near the patio needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 12-21-17 site was down Make first on route Pre call in night before 510-640-3560
CH-11-20-17 R/S from 12-11-17 to 12-20-17 owner can not get off work that day. Pre call 30 min prior 510-640-3560
9/25 - Spoke with owner going out of town and rescheduled to 11/2. MW
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater due to it being locked. I will need to check at the re-inspection.
1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency
2.5 Kitchen/Window Condition
Kitchen-Window is severely cracked or broken which presents a cutting or air access hazard. Multiple small breaks/Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.
6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L

2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant told the owner she had a appointment and would not be able to be home for the inspection.

Rescheduled by office. Text sent not to go by Alison.

09/26/17-Pre-Call 30m prior-510-334-3244-per owner-Changed the insp from 09/29 to 10/20-Owner not available on 09/29- M.L

09/11/17-Pre-Call 30m prior-510-334-3244-per owner-changed the insp from 09/12 to 09/29-owner ill- M.L

07/25/17-Changed the insp from 07/26 to 08/01-per owner-not available on 07/26-M.L

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
01-03-18: The owner has not completed the work at time of re-inspection. Back entrance needs hand rail.

1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Kitchen sink has a leak.

2.13 Kitchen/Space for Storage, Prep and Serving
The corner of the counter top by the stove is damage and presents cut hazard and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am

2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

2.3 Kitchen/Electrical Hazards
Three outlets across the sink area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace stopper for sink.

2. Sink Facuet needs replacement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.3 Living Room/Electrical Hazards
Fail 001/04/18. Living/office space: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

1.1 Living Room/Living Room Present
CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order
09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working as design repair or replace.

2. The overhead ventilation fan not functioning as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch has peeling paint that needs repainting.

8.2 General Health and Safety/Exits
Remove double key lock for the back door and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-12-11-17 R/S from 12-12-17 to 1-4-18 owner states part not in yet still on order

11/28- Contact 30min prior 310-808-7753 owner request this unit be moved to 12/12 1-4pm along with the other inspection at the same unit.

10/24- Call 30min prior 310-808-7753 Owner has a couple of items that still need to be repaired. Waiting on windows. Moved from 10/30 to 11/17 11am-2pm. Owner confirmed.

09/28/17-Changed the insp from 10/05 to 10/30-per owner-has repairs to do before the insp- M.L
2.10 Kitchen/Stove or Range with Oven
All burners on stove not working repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

12-8-17 N/E at 11:43 tenant not notified and request reschedule
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
No show at 12:00 pm no one home or present for the inspection.

12-8-17 N/E unit under total construction owner very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

12-8-17 N/E under total construction and owner is very ill request reschedule 60 days out
CH-11-9-17 R/S from 11-15-17 to 12-8-17 owner will be out of town. Pre call 30 min prior 925-323-6466
1.1 Living Room/Living Room Present
12/12/17 - no show at 11:50.
7/28/17 - Owner sent request to have inspection postponed for 2 months. Inspection rescheduled to 10/9 from 8/9. Approved by jCurras. MW
07/19/17-PRE CALL 30MIN 510-829-4292 OR 510-235-1741-Changed insp from 07/31 to 08/09-Owner will be mailing statement to cancel this inspection- M.L
PRE CALL 30MIN 510-829-4292 OR 510-235-1741. 12/13-spoke with owner and stated hes going through eviction process with tenant. Re-schedule from 12/16 to 1/17/2016 from 9am-12pm.

1/17/17- owner advised that unit caught fire over the weekend. Unit is currently not occupied, not sure when unit will be ready for inspection- waiting on insurance claims. Granting 3 months extension, update will be needed for another extension. Alay
3/24 - Spoke with owner he needs 4 month extension house still has not been redone since fire. Still gutted and untouched. Moved inspection to 7/31 okd by Jennifer. Owner will call back with status update if more time is needed.
1.1 Living Room/Living Room Present
No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH-11-30-17 pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-19-17 R/S from 1-3-18 to 1-4-18 owner has doctor apt Pre call 30 min prior 510-851-9800
CH 11-30-17 Pre call 510-851-9800
CH-11-16-17 R/S from 11-21-17 to 11-30-17 due to inspector is off
11/15 - owner called requesting slight postponement due to availability. Moved from 11/16 to 11/21.MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (Living or hallway area).

8.1 General Health and Safety/Access to Unit
Remove double key lock from front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair broken window in the living room.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Left faucet control knob is loose repair or replace.

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
Must call Tiffany 510-367-2021 when outside unit. Call owner 510-229-2291 if tenants do not answer the door.
n.No show at 1:00 pm no one present or at home for the inspection.

10/16/17-owner called-changed the insp from 10/18 to 11/15-Eviction in the process- M.L

CH-10-9-17 R/S from 10-10-17 to 10-18-17 tenant move out and utilities are off
No show @ 2:42 p.m. no one at home. Tan house white front door.

No show @ 12:51 p.m. light color house white door no one at home.

08/08/17-Changed the inspection from 08/10 to 08/28-per owner-Tenant not available on 08/10- M.L
8.1 General Health and Safety/Access to Unit
The front door needs has a air gap also the backdoor leading from the garage to the backyard needs to be weather stripped.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
2.12 Kitchen/Sink
Disposal not functioning.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet, possible fire hazard.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in bedroom exposed wires.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.

5.2 Secondary Rooms/Security
Water heater closet door knob missing
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob not working
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No show the maintenance did not have a key for the unit. The tenant changed the lock and did not give the office a duplicate key.
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.4 Living Room/Security
The alarm sensor the patio door is missing and must be correctly replaced.
1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
2.10 Kitchen/Stove or Range with Oven
1. Left rear burner not functioning repair or replace.

2. Clean or replace screen vents for the exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.
1.1 Living Room/Living Room Present
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).
1.1 Living Room/Living Room Present
CH-1-8-18 owner call in and would like a call 510-390-2545
No show at 1:30 pm no one present for the inspection.

CH-10-18-17 R/S from 10-27-17 to 11-13-17 owner and tenant has Mondays off
CH-8-17-17 R/S from 8-21-17 to 9-25-17 owner will be out of town. Advise owner this is the final re-schedule
07/17/17- Changed the insp from 07/26 to 08/21-per owner-Only available on Mondays- M.L

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
No show no one was at home. The owner did not have the correct key for entry.

12-14-17 no entry at 1:05pm

1.1 Living Room/Living Room Present
No show 9:05 am no one was home for the inspection.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. The tub/shower diverter is not working repair or replace.

2. Tub Faucet Leakage Present.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replaced.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection.

No show at 11:10 am There was a SUV also a Honda parked in the driveway.

10/26/17-Changed the insp from 11/02 to 11/17-Per Property Mngr-Tenant not available on 11/02- M.L
No show at 11:35 am no one at home. Blue house barbeque pit with a water hose on top.

2.10 Kitchen/Stove or Range with Oven
The burners on the stove are not functioning as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
There is peeling paint on the porch that needs repainting.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one at home for the inspection. Green units red security gate.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.

1.3 Living Room/Electrical Hazards
1. Non-working outlet may be hazardous. Located next to the TV.

2. A missing and/or cracked cover plate presents an electrical hazard.

1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.

2.12 Kitchen/Sink
The faucet aerator is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.

7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.

8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.

1.1 Living Room/Living Room Present
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

8.1 General Health and Safety/Access to Unit
Replace double sided keyed deadbolt lock from the front door and replace with a thumb turn style deadbolt lock. Safety exit hazard.

1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 am no one at home or present for the inspection. I knocked on the landlords door but no answer.

No show at 12:00 p.m. no one present for the inspection or home.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged. One broken step needs repair/replace.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

No show at 9:20 am no one at home or present for the inspection. the front gates were locked.

No show at 1:00 p.m. no one present for the inspection or home.

2.12 Kitchen/Sink
Faucet damaged/leakage. Also the floor board for the cabinet is broken/damage and needs replacing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the kitchen table.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Bathroom ceiling and walls are badly colored and needs cleaning treated and repainted. Poor ventilation.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Broken tile steps at entry that need repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system not working: Provide Heat Source.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. There are evidence of holes throughout the unit where rats are entering inside. The tenants complaint is he has contacted someone for help but no response. He statement is he has caught more than ten rats recently.
1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.
3.3 Bathroom/Electrical Hazards
GFI in the bathroom has a piece of metal lodge into the plug outlet. Repair or replace unit.
3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse. Ceiling is very soft possible leak from the unit upstairs
1.1 Living Room/Living Room Present
No show at 12:40 pm no one present or at home for the inspection.
1.1 Living Room/Living Room Present
No show at 12:13 p.m. no one present or at home for the inspection.

No show at 11:40 am the tenant said he did not know about the inspection.
2.10 Kitchen/Stove or Range with Oven
Stove burners are not functioning repair or replace.

Replace missing screen vent for exhaust fan.
1.1 Living Room/Living Room Present
No show at 1:28 pm no one home.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. right side of the stove testing hot neutral reverse.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
1st bathroom: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the hot water heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat dial control knob is missing for one control and the 2nd one in bedroom #2 is cracked. Both need to be replaced.

8.10 General Health and Safety/Site and Neighborhood Conditions
Driveway: Repair broken concrete, more than 1 1/2 inch high.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one present or at home for the inspection.

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair

1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW

2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

12/13 - rescheduled from 12/21 to 1/3. ok per Soco and Jennifer

10/18/17-Changed the re-insp from 10/20 to 12/1-per owner-The whole house has to be treated for Asbestos-M.L
9/19 - Spoke with owner and she needs more time to get ceiling in unit repaired. Moved from 9/20 to 10/20. MW
08/09/17-Pre-Call requested by owner-Samol-510-375-5920- M.L
7/31- TRY TO BE THERE BY 2PM. Spoke with owner tenants daughter is requesting for inspector to be there at 2pm. I advised her I can only put the request in the system. Tenant is elderly and daughter has to be there. She can leave her job and be there by 2pm. She will check with daughter and will get back to me if they need to re-schedule. Owners only communication is by email with tenants daughter. No number.

CH-7-25-17 R/S from 7-28-17 to 8-9-17 tenant has doctor appt

1.6 Living Room/Ceiling Condition
Living room ceiling is damage also throughout the unit and needs to be repaired.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Peeling paint around the eves and the frame of the house that needs repainting.

2. Owner complete the unfinished work that was done when the new windows were installed. Needs painting.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner cut the tree back away from the house also the wires. Possible fire hazard.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next the heater outlet testing hot neutral reverse.

2. The light switch located at the entry is damaged and needs replacing.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084

2.1 Kitchen/Kitchen Area Present
Kitchen faucet aerator missing install

8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install

1.1 Living Room/Living Room Present
Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace

4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace

1.1 Living Room/Living Room Present
Carpet rolls through out unit /restretch or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge line must be installed going down not up /repair

4.10 Other Rooms/Smoke Detectors
Inatall smoke detector in common area

1.1 Living Room/Living Room Present
No show at 10:00 a.m.. The tenant refuse entry.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
12/12/17 - no show at 1:35pm

1.1 Living Room/Living Room Present
No show at 11:06 a.m. no one at home or present for the inspection.

No show at 11:00 and 12:05 pm no one at home or present for the inspection.

No show at 11:10 am no one at home.

2.10 Kitchen/Stove or Range with Oven
Install missing burner
Remove excessive grease buildup

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Right rear bedroom)

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the re-inspection.

NO entry at 9:30 am the tenant did not receive a notice from the owner she stated.

No show at 11:15 am no one was home or did not answer the door.

No show at 12 p.m. brown house no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Hall handrail has peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair porch light to function

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install cover plate over loose wires.

6.4 Building Exterior/Condition of Exterior Surfaces
Front side fence/replace missing & deteriorated boards.

7.4 Heating and Plumbing/Water Heater
2nd fail 01/15/18. Wtr. Htr. = Missing Discharge Pipe/ Install safety straps.

1.1 Living Room/Living Room Present
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
owner out of country. Extension approved

1.3 Living Room/Electrical Hazards
Entry wall outlet underneath the mirror at the entrance: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Repair wall hole. Fill the area around the cable outlet at the front door entry (very small).

2.10 Kitchen/Stove or Range with Oven
The rear right burner is not functioning as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

3.7 Bathroom/Wall Condition
Repair wall hole. Along the pipe area located next to the toilet paper holder.

5.3 Secondary Rooms/Electrical Hazards
The fuse breaker box is missing a spacer.

1.1 Living Room/Living Room Present
owner out of country, extension approved

2.10 Kitchen/Stove or Range with Oven
Rear right burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
Center control knob not functioning as design repair or replace.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace missing globe covers for all light fixtures.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Missing one upstairs.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Repair/replace two broken steps going upstairs to the unit. Trip hazard.

2. Handrail in the backyard has expose nails. Cut hazard.

3. The steps are a trip hazard.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. The flu is missing.

3. The cover for the pilot light is missing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Right rear burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
11/6/17-Pre-Call 1hr prior-415-377-1284-Requested by owner- M.L

1.1 Living Room/Living Room Present
No entry I spoke to the owner and he said the unit was rescheduled for the 29th of this month.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.

2.12 Kitchen/Sink
Leakage underneath the sink is present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.

4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.
2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.
2.3 Kitchen/Electrical Hazards
GFI located under the countertop is damage it needs to be replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper is missing and needs to be replaced.
3.7 Bathroom/Wall Condition
The towel bar needs replacing or removed exposed hardware present cut hazard.
4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on interior stair banisters needs repainting.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and needs to be refinished.
4.7 Other Rooms/Wall Condition
The closet doors in the hallway and bedroom is off track. Repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stair banisters needs repainting.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet/cupboards needs shelves.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing needs replacing.
3.12 Bathroom/Tub or Shower
Tub surface is peeling and need to be refinished.
1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.
1.1 Living Room/Living Room Present
Unit # 9211 is no a unit # but the unit is actually # 9121.
2.11 Kitchen/Refrigerator
Replace light bulb in the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace damage drip pans on stove.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the hallway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin stopper is not working properly and needs replacing. The basin has a slow drain.
1.1 Living Room/Living Room Present
The unit is under rehab and not ready for the inspection.

This unit is vacant and the property manager will request another unit to be inspected, per managers statement.
1.1 Living Room/Living Room Present
The property manager said there is no 3230 address.
4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters needs repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen sink area is grounded but still check outlets.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.12 Kitchen/Sink
1. Secure loose faucet on kitchen sink.

2. Kitchen sink has a leak underneath.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.
7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Left stove knob missing.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse location next to the backdoor.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH 12-21-17 R/S from 12-20-17 to 1-17-18 tenant being uncooperative
CH-11-30-17 R/S from 12-1-17 to 12-20-17 owner was unable to repairs done because of tenant
No show at 11:15 am no one present or at home for the inspection.

10/16/17-Changed the insp from 10/18 to 11/15-per owner-Owner is not available on 10/18-M.L
CH-8-25-17 R/S from 8-28-17 to 9-13-17 owner call said tenant is out of town
8/3 - Spoke with owner and rescheduled from 8/7 to 8/28. MW

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Shower diverter not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Needs one downstairs.

1.1 Living Room/Living Room Present
No show the owner said the unit is being renovated and not ready for inspection.

The owner requested a pre-call I called and left two messages. I arrived at 1:25 pm left and came back at 1:45 pm but no one answered the door. Grey SUV License# 5XXG245 parked in the driveway.

CH-11-2-17 Pre call 30 min prior 510-815-5794
10/06/17-Changed the insp from 10/11 to 11/02-per owner-unit under construction-M.L

2.10 Kitchen/Stove or Range with Oven
The tenant recently moved out and the unit is being renovate. Everything except the stove pass because it was unplugged.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:15-11:45 a.m.. I gave the owner a pre-call but no one answered the phone so I left a voice message. Claudia said she spoke to the owner and she said she could be there by 11:15 a.m.. I waited but no one showed. I called again approx. 11:45 as well as the office but no one answered so I left one more message that I waited until 11:45 a.m. no one showed.

H-12-1-17 Pre call owner 30 min prior 510-527-9789 has 2 units need to know what one is first

1.1 Living Room/Living Room Present
No show at 12:05 p.m. the tenant said the second time this is a section 8 unit. I spoke to Alison to let her know about this unit. The owner has to notify the office about the unit being a section 8 rental through the Richmond Housing Authority.

No show at 2:15 p.m. the tenant said the second time this is a section 8 unit.

No show at 2:10 p.m. the last inspection the note states this is a section 8 unit already inspected by the Housing Authority.

No entry this is a section 8 unit which has recently been inspected by the Richmond Housing Authority.

1.1 Living Room/Living Room Present
No show at 12:25 pm the owner was not present and no one was home for the inspection

1.1 Living Room/Living Room Present
No show at 1:15 p.m., no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Outlet located next to the heater: Damaged outlet presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Tenant clean the stove and oven free from grease and grime.

2. Replace missing screen for the exhaust fan.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

4.10 Other Rooms/Smoke Detectors
Hanging smoke detector in the hallway expose wires. Also replace all batteries in the smoke detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

8.1 General Health and Safety/Access to Unit
Front security gate needs a new door knob and lock. Current one doesnt work.

1.1 Living Room/Living Room Present
No entry at 1:55 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:00 pm no one at home. Green house.

No show at 11:45 am no one at home or no answer. Green house plants on top of the ledge.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
1.1 Living Room/Living Room Present
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card
2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable
2.11 Kitchen/Refrigerator
damaged freezer gasket
2.12 Kitchen/Sink
sink leaking
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator
3.13 Bathroom/Ventilation
repair/replace vent fan and cover
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate
4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding
4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard
5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground
6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area
7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard
1.1 Living Room/Living Room Present
CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
1/18 - rescheduled inspection from 1/24 to 2/20 due to owner needing more time to complete outside painting. MW
1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW
1.1 Living Room/Living Room Present
Please inspect after 10am if possible
CH-9-19-17 R/S from 9-29-17 to 10-16-17 owner wants both unit on same day
2.10 Kitchen/Stove or Range with Oven
New fail: The oven is no longer working repair or replace.
4.4 Other Rooms/Security
2nd fail: left bedroom door frame is damage.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. In the back of the house.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The backstairs are weak and some boards need replacing also paint the stairs and rails.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard. The tenant and his brother.

8.1 General Health and Safety/Access to Unit
The front security gate is badly torn and need replacing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Outside around the side of the fence where the kids pool is located.

1.1 Living Room/Living Room Present
Please inspect after 10am if possible.
12/21- Call 30min prior 408-234-7254 owner called advised he is still looking for a handy man to make repairs. Also needs for inspector to call and clarify some items. Moved from 12/29 to 1/22 9am-12pm

No show at 10:20 a.m. no one present for the inspection or home.

CH-9-19-17 R/S from 9-29-17 to 10-16-17 tenant will be out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The backdoor is missing the doorknob also should have a lock and a deadbolt lock.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

1.1 Living Room/Living Room Present
CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884

1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is not functioning repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-11-17 to 12-13-17
10/10/17-Pre-Call 30m prior-510-662-8579-per owner-2 Units scheduled-Changed the insp from 10/18 to 11/2-Owner & tenant not available on 10/18-M.L
No show at 9:30 am no one at home or did not answer the door.

1:10PM-Same Complex as 321 Carlston St.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room - Three prong outlet not testing as designed must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

4.10 Other Rooms/Smoke Detectors
No working smoke detector on 1st floor

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom repair damaged outlet

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Please give precall to owner 510-368-8840 1 hr before arrival and let him know what unit will be inspected first.

2.5 Kitchen/Window Condition
Evidence of discoloration in kitchen windoe

3.12 Bathroom/Tub or Shower
Hall bath room re caulk tub
4.5 Other Rooms/Window Condition
Evidence of discoloration in right rear bed room
1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.
2.11 Kitchen/Refrigerator
Missing refrigerator handle
2.3 Kitchen/Electrical Hazards
Kitchen repair/replace inoperable outlet
3.4 Bathroom/Security
Bathroom repair/replace striker plate
4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn
1.1 Living Room/Living Room Present
12/7 - owner called and rescheduled to 12/14. AL
3.3 Bathroom/Electrical Hazards
Master bathroom repair/replace inoperable outlet
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property first and then 508 Alamo. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working /repair
1.1 Living Room/Living Room Present
Call owner 1hr prior 510-685-2287 would like for you to go to this property after 800 8th #A. 5min away.
Rescheduled from 1/15 to 1/22 repair still being tended to. MW
2.1 Kitchen/Kitchen Area Present
Hood range not working /repair or replace
Refrig door handle missing/install

3.1 Bathroom/Bathroom Present
bathroom/secure toilet to floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater/not working repair
1.1 Living Room/Living Room Present
1/23- PLEASE INSPECT 706 20TH ST. CALL 30MIN PRIOR 510-724-4127

1/23- Owner called spoke with Bridget Viratos. Has been trying to get in touch with tenant and left notices for them for inspection. But no response. Request to inspect another unit. Per Jennifer ok to switch to 706 20th St. Also moved from 1/25 to 1/31 1-4pm.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- 510-703-0912
2.3 Kitchen/Electrical Hazards
Dining room all out lets testing open ground
2.12 Kitchen/Sink
Kitchen sink leaking
4.3 Other Rooms/Elecrtical Hazards
Bedroom- 2 outlets testing open ground
3.12 Bathroom/Tub or Shower
Resurface bathtub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak in bathroom sink
3.12 Bathroom/Tub or Shower
Re glaze tub
4.3 Other Rooms/Elecrtical Hazards
Left rear bedroom missing cover plate
3.7 Bathroom/Wall Condition
Bathroom Evidence of discoloration/mildew all over
4.7 Other Rooms/Wall Condition
Left rear bedroom Evidence of discoloration/mildew all over
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove must be removed fire hazard
3.12 Bathroom/Tub or Shower
Re caulk tub
2.11 Kitchen/Refrigerator
Damage refrigerator gasket
2.3 Kitchen/Electrical Hazards
Kitchen testing open ground
2.3 Kitchen/Electrical Hazards
open ground outlet under kitchen window
5.3 Secondary Rooms/Electrical Hazards
Laundry room open ground outlet
1.6 Living Room/Ceiling Condition
hole in ceiling must be repaired
2.3 Kitchen/Electrical Hazards
Kitchen outlets inoperable
3.12 Bathroom/Tub or Shower
Re glaze tub
2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.
3.12 Bathroom/Tub or Shower
Re glaze tub
3.3 Bathroom/Electrical Hazards
hot neutral reverse
2.7 Kitchen/Wall Condition
Repair wall hole.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.

1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink left side water control not working properly/ repair

4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation

6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
owner requested reschedule from 1/26 to 2/14

1.1 Living Room/Living Room Present
CH-1-24-18 Pre call upon arrival tenant will meet you gated area 510-593-7099

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

4.3 Other Rooms/Elecrtical Hazards
Left front bedroom - correct reversed polarity in outlet

5.3 Secondary Rooms/Electrical Hazards
Dining room - outlet not grounded

1.1 Living Room/Living Room Present
Call owner 30min prior 510-691-3498

12/21- owner will be out of town moved from 1/22/2018 to 1/24/2018 1-4pm

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.1 Living Room/Living Room Present
No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

2.3 Kitchen/Electrical Hazards
GFI on the left side not working repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the TV testing hot neutral reverse.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

1.1 Living Room/Living Room Present
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

4.3 Other Rooms/Elecrtical Hazards
GFI not testing repair or replace.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
1. Damaged outlet presents an electrical hazard. Located under the entry window.

2. Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as design. Repair or replace.

2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.

4.8 Other Rooms/Floor Condition
Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No show at 9:10 a.m. no one home or present for the inspection brown house.

1.1 Living Room/Living Room Present
No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Both GFIS located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair falling fence in the backyard.

1.1 Living Room/Living Room Present
No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 12:30 pm. no one home or present for the inspection. Brown unit front gate was locked.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home or present for the inspection. Brown unit.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.

1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse located next to the sofa.

3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:44 a.m. no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

3.12 Bathroom/Tub or Shower
Sliding shower door upstairs is missing the handle. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Kitchen electrical outlet above sink reads hot neutral reverse. install GFCI or 2 prong receptacle electric hazard
3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard
3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry
4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.3 Kitchen/Electrical Hazards
Kitchen: right rear electrical outlet powerless replace outlet
5.2 Secondary Rooms/Security
Laundry room : exterior side yard door missing appropriate dead bolt lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heater inoperable Maintenance gas wall heater to working order
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:00 am brown duplex unit. No one at home or present for the inspection.

No show at 10:15 am brown house. No one at home or present for the inspection.
1.4 Living Room/Security
Front entry door difficult to open. fire egress hazard repair
1.8 Living Room/Floor Condition
Shampoo all carpets excessively stained
2.10 Kitchen/Stove or Range with Oven
Kitchen: stove burners inoperable repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen: cabinet drawers off hinges repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom: Left Rear outlet reads open ground install 2 prong outlets or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Gas wall heaters disseminated and inoperative repair/replace
8.1 General Health and Safety/Access to Unit
General house keeping clean entire duplex
1.1 Living Room/Living Room Present
No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route
No show at 11:15 am . No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show I called and spoke with the owner. He said he had a doctors appointment and asked and was told by someone in the office he would be rescheduled.

CH-12-20-17 Pre call owner 30 min prior 510-334-2915 has 3 units on route

No show at 11:15 am brown building. No one at home or present for the inspection.

No show at 10:10 am brown building. No one at home or present for the inspection.

1.1 Living Room/Living Room Present

No show at 9:50 a.m. I arrived and called and spoke to the tenant he said he did not know about the inspection and was not home.

Must call when outside the gate 661-414-6613.
12/4 - owner called to reschedule 12/5 inspection to 12/21. MW
No show at 11:40 am. Claudia called and said the inspection was suppose to be 9-12 pm and not 1-4 pm. I received a call to go before 12 pm at 11:30 am. I asked Claudia to contact the owner to let him know I would be there in 10 minutes.

I arrived at 11:40 but no one was there. I called the number provided for the pre-call and the tenant answered and said he told the owner he had to leave at 11:00 am.. The owner did not show for the inspection.

CH-11-14-17 Pre call 661-414-6613 time change to 9:00AM to 12:00PM
No show at 11:15 am no one present for the inspection. No access to unit gated community. I spoke to Claudia to confirm that the owner or tenant was there for the inspection.

4.10 Other Rooms/Smoke Detectors
unit still needs additional smoke detectors and a carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-4-18 R/S from 1-16-18 to 1-29-18 owner needs more time for repairs

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on front porch needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
Security gate door lock is damage and needs to be replaced.

1.8 Living Room/Floor Condition
Carpet leading to the kitchen is separating from the tack strip and needs to be repaired or replace.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove not testing as design repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Brown house the front door is green. Red Toyoda parked in the driveway.

1.1 Living Room/Living Room Present
CH-1-15-18 R/S from 1-16-18 to 1-29-18 owner and tenant can not make it that day

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Package left at the front door. The office sent a text a 2:37 p.m. to contact the owner for arrival time. I called the owner and he thought the inspection was from 2-4p.m..

1.1 Living Room/Living Room Present
No show at 11:10 a.m. white/black house no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
1.1 Living Room/Living Room Present
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No show the owner said he rescheduled the date.

Precall 30 min notice 510-367-8310
10/6/17 Owner rescheduled from 10/13 to 11/2 due to being out of town. MW

12/11/17 - no show at 11am
2.10 Kitchen/Stove or Range with Oven
Unable to check one burner on the stove because the knob is missing. Must replace also burner must come on without a match.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. The water pressure is very low.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

1.1 Living Room/Living Room Present
No show at 11:15 am no one at home or present for the inspection.

CH-11-8-17 Pre call 30 min prior 510-210-1179 spoke with owner said UNIT IS 505 43rd St
No show at 12:45 p.m. there is no unit # 503. There are three units one on the corner with a different address for that street. And on 43rd St there are two units apt# 505 and apt# 511. I spoke to the tenant in unit #505 and he verified there is no #503. He did not know about the inspection and the owner was not present.
12/11/17 COULD NOT LOCATE UNIT.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town

2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.

1.1 Living Room/Living Room Present
No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule

1.1 Living Room/Living Room Present
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
The tenant said they did not receive a notice for the inspection. Fail no work completed by the owner.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
6.4 Building Exterior/Condition of Exterior Surfaces
Replace the torn screen vents on the side of the house. The tenant is experiencing faro cats nesting underneath the house with their kittens.
1.1 Living Room/Living Room Present
No show at 12:00 no one present or home for the inspection. There was a notice on the front door for a water shut off.

No show at 1:05 p.m. no one present or at home for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
No show at 1:55 pm no one present or at home for the inspection. Thanksgiving autumn reef on the front door.
1.1 Living Room/Living Room Present
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Right front burner not working repair or replace. The owner said the stove belongs to the tenant.

2. (Tenant) clean stove and oven very greasy.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet is loose.
5.3 Secondary Rooms/Electrical Hazards
GFI not testing as design it is testing hot neutral reverse. Repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs also inside the basement.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

1.3 Living Room/Electrical Hazards
Living and dining room outlets,
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.1 Living Room/Living Room Present
Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
Call Wilfredo 510-926-2235 and give ETA for first property

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.1 Living Room/Living Room Present
2/5/18 owner reports unit is vacant and will be sold shortly

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
CH-1-11-17 R/S from 1-23-18 to 2-7-18 Pre call 30 min prior 510-222-4006
1.1 Living Room/Living Room Present
NO show at 9:15 am the owner could not make it due to being ill.

Precall 30 min notice 707-718-0084
8.1 General Health and Safety/Access to Unit
Breaker box missing safety insert install
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one present for the inspection. Front gate locked a mattress and other items for throw away in the front.

No show/no entry. I spoke with the owner and she stated the tenant is being evicted and would not be able to enter the unit at this time. The owner said she spoke with Allison to postpone the inspection before today and also left another voice mail to confirm.

11/28- Owner called stated unit is under eviction and needs to re-schedule. Moved from 12/14/2017 to 1/15/2018. Notices mailed out. 510-244-8997
1.1 Living Room/Living Room Present
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.
6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.
5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.
4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.
3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17

3.7 Bathroom/Wall Condition
1. Complete the wall repair and repaint. also the tenant is complaining about the lumpy wall repair around the shower wall area.

2. Broken/crack tile on shower wall repair/replace.

7.4 Heating and Plumbing/Water Heater
Owner check the hot water heater the tenant is saying there are loud hissing noises coming from it once the hot water is running. Repair or replace.
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
1.1 Living Room/Living Room Present
No entry at 9:30 a.m.. I spoke to the property manager to give my ETA and once I arrived the maintenance supervisor said they did not receive a notice for the inspection.

CH-10-6-17 Pre call 30 min prior 510-685-7720
CH-10-6-17 R/S from 10-11-17 to 10-30-17
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present

No entry, I spoke to the owner at 1:24 p.m. this afternoon. He is no longer the owner for this property. He said he just signed the papers today.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:15 pm the tenant did not know about the inspection and she also stated that the present owner is in the process of changing ownerships for the property.

No show at 1:17 pm no one at home or present for the inspection. the property has five units. I spoke to the tenant at unit #1 to make sure I went to the right unit. Number three is upstairs but no unit # is on the door.

Downstairs to the left is unit #s A & B only.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
1.1 Living Room/Living Room Present
The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.
2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 1:35 p.m.. White and black duplex. No one home or present for the inspection.

No show at 12:25 pm the owner was not present and no one was home for the inspection
1.1 Living Room/Living Room Present
No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
2/7- Call 30min prior 510-304-3575 Spoke with Krista and she advised they just filed an unlawful detainer last Friday. Advised her we can re-schedule from 2/8 to 3/28/2018 11-2pm. Said that will work. If theres any changes she will call back a week prior to give status and or change date. Moved from 2/8 to 3/28 11am-2pm. Krista confirmed.

No show at 10:00 a.m.. The tenant refuse entry.
4.4 Other Rooms/Security
No access to 2nd bedroom door locked
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
4.8 Other Rooms/Floor Condition
Owner the tenants dog has done damage to the carpet at the bedroom entrance. It also needs to be cleaned through out the entire unit.
1.1 Living Room/Living Room Present
CH-2-8-18 Change to time slot 11:00 to 2:00
CH-2-8-18 Pre call 30 min prior 323-601-3444
1.1 Living Room/Living Room Present
Fail 01-04-18. The work has not been completed by the owner at time of re-inspection.

CH-12-13-17 R/S from 12-18-17 to 1-3-18 owner because of Christmas
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Kitchen sink has a leak.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The stopper for the basin is missing and should be replaced.

2. Bath Sink Faucet Leakage Present.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. The window seals in each room has peeling paint and needs to be repainted.

7.6 Heating and Plumbing/Plumbing
The water spout in the backyard is leaking and needs repair or replace.

8.1 General Health and Safety/Access to Unit
Repair or replace damage/missing doorbell.

1.1 Living Room/Living Room Present
CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-8-18 Pre call 30 min prior 510-375-5303

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country

2.10 Kitchen/Stove or Range with Oven
All burners on the stove must work as design and not with a match. Repair or replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-21-17 R/S from 12-12-17 to 12-1-17 Pre call owner 30 min prior 415-260-6544
CH-11-16-17 R/S from 11-21-17 to 12-12-17 due to inspector is off
11/02/17- Changed the insp from 11/14 to 11/21-per Nick-P.Mng-No one available for the inspection- M.L

4.3 Other Rooms/Elecrtical Hazards
Fail 01/04/18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 10:30 am no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:40 p.m. no one home or present for the inspection. The front gates were locked no access.

No show at 1: 1:15 pm no one at home for the inspection.
1.4 Living Room/Security
The patio door will not lock and must be repaired or replaced.
2.12 Kitchen/Sink
The faucet aerator is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair leaning fence.
7.4 Heating and Plumbing/Water Heater
Repair the damage hot water heater closet. It falls off the hinges.
8.1 General Health and Safety/Access to Unit
The metal security gate has a tear at the door lock area that needs to be repaired or replaced.
1.1 Living Room/Living Room Present
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No entry the tenant said he did not know about the inspection for today. The owner has a few more items to correct.

CH-11-6-17 R/S from 11-9-17 to 12-7-17 owner will be out of town. 707-567-5229
No show at 1:40 p.m. no one was home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan, very greasy.
2.12 Kitchen/Sink
Leakage underneath the sink is present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken and needs to be replaced.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Door has peeling paint present and needs repainting.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Left center bedroom light switch is damage and needs replacing.
4.8 Other Rooms/Floor Condition
The carpet is worn and torn is more than one place and should be replaced throughout the unit.
7.4 Heating and Plumbing/Water Heater
Hot water heater is cutting off. The thermostat is damaged repair or replace.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
1.1 Living Room/Living Room Present
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
1.1 Living Room/Living Room Present
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

12/4/17 key did not work
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said the tenants unit has no power and has been using another source. The unit will have to be inspected at the next re-inspection.
3.12 Bathroom/Tub or Shower
Showerhead missing
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from area around water heater.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry the maintenance manager said it was not on the inspection list for today.
1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

No entry this unit was flooded and the tenant has moved out. It is currently vacant and under rehab.
7.4 Heating and Plumbing/Water Heater
Tenant - remove boxes and personal belongings from around water heater
1.8 Living Room/Floor Condition
The carpet is torn in the dining room and needs repair or replace.
Also the carpet is stained and should be cleaned.
1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554
1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show no one home for the inspection and the contact person said they did not receive a letter for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The stopper for the basin is broken and needs replacing.

1.1 Living Room/Living Room Present
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
Precall 30 min notice 925-899-2722
2/8 - rescheduled from 2/9 to 3/6. due to tenants work schedule. MW

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.10 Kitchen/Stove or Range with Oven
Non operable microwave
right front burner non operable

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Left rear bedroom no carpet padding

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
No entry the property manager said she did not receive a notice for the re-inspections

1.1 Living Room/Living Room Present
CH-12-20-17 R/S from 12-29-17 to 1-4-17 owner to close to every thing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Downstairs bathroom stopper needs to be repaired or replaced. Present one is damage preventing water to drain properly.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom front window needs repair.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair small hole in the laundry room.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
Right rear burner not functioning as designed repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

2.10 Kitchen/Stove or Range with Oven
1. Two right burners on stove not working repair or replace.

2. Replace missing screen for exhaust fan, very greasy underneath also needs to be cleaned.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

4.7 Other Rooms/Wall Condition
The closet and lower walls have dark discoloration due from moisture and condensation. It needs to be cleaned and repainted.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet located next to the refrigerator.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
The door is damage in the laundry room repair or replace.

4.7 Other Rooms/Wall Condition
The wall is damage in the laundry room and needs to be repaired.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
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CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.1 Kitchen/Kitchen Area Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-15-18 Pre call 30 min prior 510-910-0589
No show at 9:00-9:10 am no one home or present for the inspection. Tan color house with white a security gate.
1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.
3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the falling fence on the right side of joining neighbors side.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.

4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Three burners not working without a match repair or replace.

2. The screeds for the exhaust fan are very greasy and needs cleaning.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

1.1 Living Room/Living Room Present
No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

1.1 Living Room/Living Room Present
I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.1 Living Room/Living Room Present
CH-1-22-18-R/S from 2-7-18 to 2-12-18 owner has doctor appt
No show at 9:30 am no one was home or present for the inspection.

No show @ 10:30 a.m. no one at home.

NO show @ 1:20 no one at home. Unit upstairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.

2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.

8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

2.10 Kitchen/Stove or Range with Oven
Microwave handle is broken and needs replacement.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

3.6 Bathroom/Ceiling Condition
1st bath: Repair small hole in the ceiling and repaint.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

1.1 Living Room/Living Room Present
No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

3.7 Bathroom/Wall Condition
Wall and ceiling is damage and needs repair and repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.

3.5 Bathroom/Window Condition
Screen is torn and needs replacing.

4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Replace rusted medicine cabinet.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Repair left rear burner must come on without a match.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.

3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.

4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place
Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet testing hot neutral reverse center wall from entry.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.

3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.

4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.
4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.
1.1 Living Room/Living Room Present
Call tenant for access Tammy 510-827-7635
No show at 1:15-1:25 p.m. I entered the gates behind another resident and went to the unit located upstairs level. No one answered the door or was present for the inspection.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet needs a aerator.

2. Basin needs correct stopper.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
No entry at 10:00 a.m. the tenant said she did not get a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:50 a.m.no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:15 a.m. the tenant or man that answered the door did not speak English.

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Throughout the unit kitchen bedroom and the hallway. Repair or replace.

3.3 Bathroom/Electrical Hazards
2nd fail 2/14/18. The GFI isnt testing repair or replace.

3.7 Bathroom/Wall Condition
Repair the wall in the bathroom it is cracking and peeling paint present.

5.3 Secondary Rooms/Electrical Hazards
2nd fail 2/14/18. Non-working outlet may be hazardous. Located next to the hot water heater.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

2.3 Kitchen/Electrical Hazards
Right side wall GFI bad also two outlets no power repair or replace.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.3 Kitchen/Electrical Hazards
1. GFI located right side of the sink is bad.

2. Light switch is damage and needs to be replaced.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

1.1 Living Room/Living Room Present
No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

1.1 Living Room/Living Room Present
No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
1.1 Living Room/Living Room Present
No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
2/7 - Spoke with PM rescheduled from 2/8 to 2/14 due to carpet repair. MW
No entry the property manager said she did not receive a notice for the re-inspections

11/27 - Spoke with PM, tenant refusing carpet replacement and ok with cleaning only. PASS is okay upon seeing receipt for carpet cleaning and written statement refusing replacement carpets by the tenant. Per Jennifer C. MW
1.1 Living Room/Living Room Present
Must call 510-856-8967 1hr before arrival and when at the gate for access must leave a voicemail if phone is not answered. MW
No show at 2:00 p.m. no one present for the inspection, gated community no access for entry.
1.1 Living Room/Living Room Present
30 min notice pre-call to PM Perry 510-900-5400 ext. 102 and also call PM or tenant 510-401-7399 for entry to gated area. Must leave a detailed voicemail if call is not answered. If you cannot gain access to this property do not leave this site until you have spoken with Outsourceit office staff.

No show at 3:00 p.m. this is a gated community no one present for the inspection.

No show at 1:00 pm the owner did not have the key for the unit. The one he had did not work.

CH-12-18-17 R/S from 12-19-17 to 1-4-18 tenant is out of town
2.10 Kitchen/Stove or Range with Oven
The right front burner not functioning repair or replace.
2.12 Kitchen/Sink
Faucet Water Pressure Low.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. One is non -op repair or replace.
1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.
2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.
3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L

1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.

1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.

2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.

3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.

4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.

1.1 Living Room/Living Room Present
30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

2.13 Kitchen/Space for Storage, Prep and Serving
Broken tile piece on edge of the counter that needs replacement.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or changed to a two prong outlet, or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
NO show at 11:15 am. no access to the unit.

CH-12-14-17 Inspect 1515 Bissell not 1513 Bissell #2
No show 11:45 am no one present or at home for the inspection.

No entry the tenant did not speak English nor did she know about the inspection. The managers unit is located upstairs. I knocked on his door and asked if he knew about the inspection and he said no.

3.6 Bathroom/Ceiling Condition
Clean and repaint dark discoloration on the bathroom ceiling and walls.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 9:25 am no one at home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
30 min precall 415-713-9844
12/11 - spoke with owner Chester and rescheduled inspection from 12/15 to 1/8 due to being out of the country. MW

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.3 General Health and Safety/Evidence of Infestation
Bath. = Evidence of Insect Infestation. Ants

1.1 Living Room/Living Room Present
11/30- owner called unit is under eviction. Moved from 12/14 to 1/15/2018. Notices mailed out.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove are not functioning as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove burners not working as design must light without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Back bedroom: A missing and/or cracked coverplate has been replaced but there is a gap/hole that needs to be filled in or patched. Childrens bedroom.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater because it was locked.

1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet paper holder.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.4 Other Rooms/Security
Left bedroom door key locked must be removed. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
Bedroom carpet is bucking and needs repairing.

4.10 Other Rooms/Smoke Detectors
1. Hallway smoke detector is loose repair or replace.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
No power on 12/29/17. Owner did not notify the office.

11/29 - Owner called to reschedule due to tenant not having power. Moved inspection to 12/29. Approved by Jennifer. MW New notice mailed as requested by owner.
11/15 Owner not available. Moved from 11/16 to 11/30/2017 1-4pm. Owner didnt ask for a notice to be mailed out.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Replace all globe covers for the light fixtures throughout the entire unit.

4.8 Other Rooms/Floor Condition
There is excessive clutter in the bedroom. The tenants said this is a storage room. Block Egress fire hazard. The tenant needs to remove and clean the bedroom.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home. I spoke to Cymone, she said this is a section 8 unit and will let the office know. The office did not notify me not to go so I did go and I did knock on the door but no one was at home.
2/20/18 PM faxed proof of Section 8 status

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr Cymome did not inform tenant of inspection
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
The stove knobs are sliding off when turning on the stove burners. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator Gasket Deteriorated. This is the tenants refrigerator however it is a part of the inspection and must be repaired or replaced.

3.4 Bathroom/Security
Downstairs bathroom door knob is loose and needs to be retighten.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-3-18 R/S from 1-5-18 to 1-15-18 owner has doctor appt
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/24/17-Changed insp from 10/26 to to 11/29-per owner-Eviction taking place- M.L
11/29/17 - rescheduled due to inspector emergency

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection it has to be a copper connection.

1.1 Living Room/Living Room Present
No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:36 a.m. the tenant (lady) said she had no notice for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:35 p.m. no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
1/24 - Owner called for reschedule. Per Jennifer and Soco unit must be inspected in February. Moved inspection to 2/21. Informed owner this was final reschedule and unit must be inspected on 2/21 no matter what. MW1/4- Request from Soco to re-schedule 1/5 inspection. Called owner and moved inspection out to 1/29/2018 1-4pm. Owner needed Feb but I advised him no openings yet. Call closer to 1/29 and we will have dates open. Notices mailed out.

MW - rescheduled from 12/20 to 1/5 mailed new letter. Owner has permits for remodeling and may change date if needed per Jennifer.
CH-11-27-17 R/S from 11-29-17 to 12-20-17 Owner states repairs are not done
CH-11-8-17 R/S from 11-9-17 to 11-29-17 Repair is not done advise him this is the final reschedule
CH-10-19-17 R/S from 10-25-17 to 11-9-17 owner is repairing bath and kitchen
CH-9-19-17 R/S from 9-25-17 to 10-25-17 owner will be out of the counrty
4.8 Other Rooms/Floor Condition
Three bedrooms upstairs are being re-carpeted/stripped to subfloor /finish unstallation
6.4 Building Exterior/Condition of Exterior Surfaces
broken door frame to garage / repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW
2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.13 Kitchen/Space for Storage, Prep and Serving
Counter has damage located by the sink area needs to be repaired or replaced.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Unable to check hallway smoke detector no test button. Owner needs a smoke detector that can test.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Tenant cut backyard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one upstairs.
1.4 Living Room/Security
The patio door needs a door handle. The tenant also states when it rains water is coming through the cracks of the door.
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers in each bathroom basin.
3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Cover for the tub diverter is missing and needs replacing.

3.3 Bathroom/Electrical Hazards
Center bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Each bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.6 Other Rooms/Celing Condition
Rear bedroom ceiling is discolored and needs cleaning and repainting.

4.7 Other Rooms/Wall Condition
Rear bedroom closet door is off track.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear gate is damage and needs repair.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds, also debris.

8.2 General Health and Safety/Exits
Backdoor needs to be weather stripped.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-27-17 R/S from 12-29-17 to 1-24-18 owner is looking for contractor to do repairs. PH# 415-341-2348

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the rear bedroom.

4.3 Other Rooms/Elecrtical Hazards
1ST and 2ND bedroom: Non-working outlet may be hazardous.

2.12 Kitchen/Sink
2nd fail 02/27/18: The kitchen sink drain is still leaking.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.

3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the back gate leading to unit #457 A.

8.6 General Health and Safety/Interior Stairs and Common Halls
Tenant clutter hazard. Interior stairs or common halls pose a danger to the tenant of tripping or falling. Tenant needs to remove excess clutter from inside the unit in all rooms.

3.13 Bathroom/Ventilation
The cover for the fan is down the tenant said they were going to clean out the dust and spider webs.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 10:04 a.m. green house black security gate no answer and no one present for the inspection.

12-21-17 Repairs were not made all outlet still register open ground
10/10/17-Changed the insp from 10/20 to 11/13-per owner-neither tenant & owner available on 10/20-M.L

1.1 Living Room/Living Room Present
No show at 9:45 a.m. Tan/blue house no answer and no one present for the inspection.

3.3 Bathroom/Electrical Hazards
Bathroom electrical outlet registers hot neutral reverse install GFCI or 2 prong outlet electrical hazard

3.7 Bathroom/Wall Condition
Bathroom large opening in wall below bathroom sink seal hole to prevent vermin from entry

4.10 Other Rooms/Smoke Detectors
Bedroom install missing smoke detector in left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room gas wall heater inoperative thermostat doesnt kick unit on
1.1 Living Room/Living Room Present
No show at 10:45 am. No one home or present for the inspection. Grey/blue house.

No show no one home or present for the inspection. Grey/blue house. The side gate was open and I checked to see if someone was in the backyard but no one was in the back.

No show at 9:30 am blue house bars on the front windows.

09/20/17-Changed the inspection from 09/22 to 12/01-per owners request-Tenant-out-of town-Ok per Jennifer-M.L
2.11 Kitchen/Refrigerator
Refrigerator Gasket torn at the top and needs repair or replace. It doesnt close tightly.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Check all three prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater will need to check at the next re-inspection.
1.1 Living Room/Living Room Present
No entry at 10:20 p.m. the tenant said she did not receive a notice from the landlord for the inspection. Limited English.

No entry at 12:00 p.m. the tenant said he did not receive a notice from the landlord for the inspection.

No show at 1:35 pm no one at home or present for the inspection. The office said the correct address is 653 27TH ST and not 853 27TH ST.

I called the office and was told the address is 653 27th ST and not 853 27th ST. No show no answer. A grey Prius parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:15 p.m. no one at home or present for the inspection.

No show at 12:20 p.m., no one at home or present for the inspection. unit located upstairs.

No show at 1:15 p.m., no one at home or present for the inspection.
1.1 Living Room/Living Room Present
01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am
2.12 Kitchen/Sink
Garbage disposal not working as design repair or replace.
3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
The smoke detector batteries are all low and needs replacing.
4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
1.1 Living Room/Living Room Present
No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 11:50 am no access to the unit the gate for entry was locked. No one present for the inspection.

2/7 - owner called and rescheduled to 12/14. AL
4.5 Other Rooms/Window Condition
Right rear bedroom repair window to close properly
1.1 Living Room/Living Room Present
no show at 12:30 p.m. no one home or present for the inspection. I spoke with Claudia before I went to make sure it was not a cancellation. She confirmed it was not canceled.

1/4- Call 30min prior to Byron Fortune 510-220-7403 THIS IS A FINAL RE-SCHEDULE. DO NOT RE-SCHEDULE AGAIN. OWNER IS AWARE AND HE WILL BE READY FOR INSPECTION. Moved from 1/5 to 1/22/2018 11am-2pm. Notices mailed out.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/29/17 - rescheduled due to inspector emergency
CH-11-9-17 R/S from 11-10-17 to 11-29-17 owner states tenant was not aware of date and will not be there. Pre call 30 min prior 510-965-9895
10/23 - owner called to request more time to complete repairs. Moved from 10/26 to 11/10. MW
No show @ 11:00 a.m.. No one at home.

CH-8-2-17 R/S from 8-10-17 to 9-1-17 tenant needs time to inform her job
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace incorrect toilet tank top and replace with correct one. The tenant has to put it upside down because it touches the handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.7 Bathroom/Wall Condition
Repair hole in the wall located in the center bathroom.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 01/22/18. Heat Not Working Properly. Owner the tenant is stating the pilot light goes off frequently and they have to relight it. The tenant said she will call PG&E to check it out or you should do so.

1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.

2.10 Kitchen/Stove or Range with Oven
FA-01/23/18: Left front and rear burners not functioning as design, repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.

1.1 Living Room/Living Room Present
No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:45 a.m. I gave two a pre-calls One with ETA and the other once I arrived but no answer and no one at home.

No show at 11:20 a.m. I gave a pre-call and was told someone would be there by 11:00 a.m. no one showed. I gave one more call no answer so I left a message.

No show at 11:25 a.m. the owner said the tenant would be home for the inspection. I knocked on the door several times also contacted the owner again to let her know no one was home. A black Lexus SUV parked in the driveway.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
I arrived at 12:53 pm and the tenant was home but said she was on her way to work and was not notified about a inspection for today.

CH-10-16-17 R/S from 10-18-17 to 11-9-17 tenant is out of the country Pre call 30 min prior 949-874-2799
1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 3:15 p.m. no one home or present for the inspection. Grey building unit located upstairs left side.

No show at 11:30 am no one home or present for the inspection.

12-8-17 N/E 1:00 tenant not notified of inspection and request reschedule
1.1 Living Room/Living Room Present
CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709
2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.
3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.
1.1 Living Room/Living Room Present
No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
2nd fail 02-28-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
No show at 9:30 am. green house on the corner no one at home or present for the inspection.
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor. You cannot use part pipe and a hose.

2. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.8 Living Room/Floor Condition
The carpet is worn and buckling and needs to be cleaned and stretched or changed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
8.1 General Health and Safety/Access to Unit
Weather strip the front and backdoor.

1.1 Living Room/Living Room Present
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.

No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
1.1 Living Room/Living Room Present
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
No show at 1:34 no one home or present for the inspection.

CH-12-4-17 R/S from 12-8-17 to 1-4-18 tenant is out of the country
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. Clean off the dust.
3.8 Bathroom/Floor Condition
Repair or replace damage linoleum on back porch.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.
2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.
2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. leading to the refrigerator damage floor throughout. Repair/replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.3 Kitchen/Electrical Hazards
1. GFI not working repair or replace.
2. A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair falling fences in the backyard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.
4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or back to two prong outlets.
1.1 Living Room/Living Room Present
No entry the owner was present and thought the tenant be at home. However she was not and he did not have the key to enter the unit because she changed the locks and did not give him a copy per owners statement.
1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.
2.12 Kitchen/Sink
Replace aerator on faucet.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.
3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

4.3 Other Rooms/Elecrtical Hazards
Bedroom located next to the kitchen Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence is falling in the backyard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs to be re-weather striped, air gap in the corner.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.5 Other Rooms/Window Condition
There is dark discoloration on the window seal in the main bedroom. Tenant/owner needs to clean all window seals health hazard.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.

2.4 Kitchen/Security
Patio door is very hard to open repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.

3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.

3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.

3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.

4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.

1.1 Living Room/Living Room Present
This inspection is for address #516-512 on the right side.

1.1 Living Room/Living Room Present
30 min precall 510-776-8409
1/18 - rescheduled due to unavailability on 1/26. Moved to 1/31. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Upstairs: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:30-11:40 a.m. . I called the owner to let her know no one was answering the door when I rang the doorbell and knocked loudly. I waited 10 minutes no one came to the door. A window was open upstairs.

CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
10/17/17-Pre-Call 30m prior-510-710-7718-Changed insp from 10/18 to 11/15-per Carol-P.Mngr-Tenant not available on 10/18-2 units scheduled- M.L

7.4 Heating and Plumbing/Water Heater
2nd fail 01/05/18 FA: install discharge pipe, within 6" of floor. (Discharge pipe not long enough).

1.1 Living Room/Living Room Present
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.

4.4 Other Rooms/Security
Remove key lock from bedroom door. I will need access at the re-inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.6 Living Room/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. The ceiling has water damage and the tenant stated the roof is leaking and when it rains the water is coming not only through the ceiling but entering the light fixture which is a electrical possible fire hazard.
The tenant says she does not use the overhead light fixture.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

1.1 Living Room/Living Room Present
No show at 2:00 pm I left two messages. No one answered the phone when I called a third time. No one present for the inspection.

The unit is still being renovated. The toilet and stove isnt installed yet along with the hard wire smoke detectors.

Precall owner to give ETA 707-321-2155
12/18 - owner called to reschedule due to being out of town. moved from 12/21 to 1/17. MW
No show at 1:00 pm no one at home or present for the inspection. Yellow and green house on the corner.

10/12- Owner had to evacuate due to the fires. I advised we will work with him if he needs additional time. Moved from 10/13 to 11/16 1-4pm for now. If owner calls back and needs more time, please accommodate.

2.10 Kitchen/Stove or Range with Oven
The stove has not been installed yet because of renovation.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has not been installed yet because of renovation.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Not installed yet house is being renovated. Hard wires exposed.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
2/13 - owner called to reschedule inspection, moved from 2/27 to 3/6. MW
Owner tenant states when it rains water comes in through the chimney. Pass with a comment

4.10 Other Rooms/Smoke Detectors
1. Replace damage smoke detectors in the hallway and dining room.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
1. Laundry room: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

2. Non-working outlet may be hazardous.

4.6 Other Rooms/Celing Condition
Owner the tenant is stating that water is coming in from the attic door when it rains.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 1:50 pm no one home or present for the inspection. Green and black house.

5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.

2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.

3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion

2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.

1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.
1.1 Living Room/Living Room Present
No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
CH-2-26-18 R/S from 2-27-18 to 3-6-18 owner says not ready. Pre call 510-213-2687 30 min prior
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.

8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-17 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace left faucet handle.

3.12 Bathroom/Tub or Shower
Repair or replace shower diverter not functioning as design.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Cover outlet in the 1st bedroom. A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove some items off the patio.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin dismissing a stopper must replace.

3.12 Bathroom/Tub or Shower
Tub shower diverter not functioning as design repair or replace.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. I gave one pre-call and left a message. Melody called me a said to go to the units. The front gate was locked no access.

No show at 2:30 p.m. I did give two pre-calls but no answer. I showed up for the inspection but no one was present for the inspection. The tenant in unit # 5 said she did not receive any notice for the inspection.

CH-12-21-17 R/S from 12-20-17 to 1-8-18 due to site was down
CH-11-29-17 R/S from 11-29-17 to 12-20-17 due to inspector had an emergency
10/25/17-Pre-Call 30m prior-415-810-6147-requested by owner-changed the re-insp from 10/26 to 11/29-Needs extra time to finish repairs-4 units scheduled-M.L

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to check two bedrooms due to bedroom doors having locks on them. Remove key locks from bedroom door and replace with either regular or bedroom privacy locks.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile piece at the corner of the counter.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection. Green house.

No show at 1:05-1:15 p.m. no one home or present for the inspection.

2.12 Kitchen/Sink
Disposal not functioning as design. It is making loud noises.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom. Missing one strap.

8.1 General Health and Safety/Access to Unit
Remove key deadbolt lock from the front door and replace with a thumb turn style deadbolt lock.

1.1 Living Room/Living Room Present
Fail 3/7/18. No work completed.

No entry at 11:00 a.m the tenant said he did not receive a notice and some repairs were made.

1.4 Living Room/Security
Repair / replace damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair / replace right front burner to function as designed

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one home or present for the inspection.

No entry the tenant said he did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-7-18
CH-1-16-18 R/S from 1-30-18 to 1-31-18 owner states has to be on a Wednesday

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
CH-2-13-18 R/S from 3-5-18 to 3-9-18 tenant can not miss work that day tenant will be there in the owners place owner gave permission to schedule with tenant Pre call 30 min prior 415-259-8103 or 415-491-2597

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm.
Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

1.1 Living Room/Living Room Present
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning prime and repainted.

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.
4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.
1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW
1.1 Living Room/Living Room Present
CH-3-13-18 Pre call 30 min prior 510-978-0090 Mario
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the table.
4.3 Other Rooms/Elecrtical Hazards
Each bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
Refuse entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
1.1 Living Room/Living Room Present
No show the tenant was not at home and the manager would not enter without their permission.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant was not home.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not want the inspection.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant refuse entry management did not enforce.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
3/7- Spoke with Matthew (owner) re-scheduled inspection. Hes out of town and will not be back until next week. Moved from 3/7 to 3/13 1-4pm.

CH-1-11-18 R/S from 1-24-18 to 2-7-18 Pre call 510-395-5315
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install two handrails for stairs that are more than three steps.
8.2 General Health and Safety/Exits
The backdoor does not lock once closed. Repair or replace.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior fence on the left side is falling down and needs to be replaced.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Replace the smoke detector in the right bedroom.
8.3 General Health and Safety/Evidence of Infestation
Kitchen and bathroom: Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-3-16-18 Pre call 30 min prior 510-236-8366
UNIT SWITCHED TO 137 DO NOT INSPECT 129 PER LYNETTE BARTELS PROPERTY STATED OWNER HAS LEFT #129 AND IS NOT RENTING UNIT AT THIS TIME.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/shower needs a new diverter.
4.10 Other Rooms/Smoke Detectors
1. Replace missing smoke detector in the 1st bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.
8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco
2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.
1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303
1.8 Living Room/Floor Condition
Tenant needs to clean the carpet badly soiled.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

3.3 Bathroom/Electrical Hazards
Upstairs bathroom GFCI not testing repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper for basin.

2. Missing Cabinet Door/Drawer Loosened. Tenant replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
Left rear burner not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.10 Kitchen/Stove or Range with Oven
All burners on stove not testing as design repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-12-18 to 3-19-18 owner was grant extension advise him this is the last extension so all repairs must be done. Owner wants a pre call 510-375-0213
1/18- Call 30min prior 510-375-0213 Received request from Soco to grant extension 20days out. Spoke with owner and re-scheduled for 2/12/2018 1-4pm. Also emailed the fail report.

Tenant Solomon 510-838-8808

12/11/17 - no access. Tenant refused to allow entry due to inspector not having a business card

2.11 Kitchen/Refrigerator
damaged freezer gasket

2.12 Kitchen/Sink
sink leaking

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher non operable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hall bath room toilet constantly running

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink needs an aerator

3.13 Bathroom/Ventilation
repair/replace vent fan and cover

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom missing cover plate

4.8 Other Rooms/Floor Condition
Right front bedroom closet flooring unfinished

4.7 Other Rooms/Wall Condition
Left rear bedroom missing baseboard

5.3 Secondary Rooms/Electrical Hazards
Dining room non operable light fixture
Dining room outlet testing open ground

6.3 Building Exterior/Condition of Roof and Gutters
Seal hole in roof and weather tight roof

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line and water must be moved indoors to designated area

7.6 Heating and Plumbing/Plumbing
Sewage drain backing up into front yard

1.1 Living Room/Living Room Present
Comment: There is still a slight odor coming in through the walls. The walls/closet pass the property managers said they hired someone to come and test for mold and they found nothing and signed off on it. I was told that because of the location of that area it doesnt get the sun which retains moisture into the walls and crates that odor. Pass with a comment.

1.1 Living Room/Living Room Present
CH-1-23-18 R/S from 1-30-18 to 2-8-18 tenant will be out of town- pre call 30 min prior 510-703-0912

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
3/19/18: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

2.12 Kitchen/Sink
Faucets is loose repair or replace.

3.7 Bathroom/Wall Condition
Excessive peeling paint on the wall and behind the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage and make a path to exit the backdoor also the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the back of the house needs repainting.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.6 Other Rooms/Celing Condition
Finish the repair for the ceiling in the hallway and repaint.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds and front yard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the second bathroom.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home or present for the inspection.

1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.

2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
1.1 Living Room/Living Room Present
3/2 - spoke with owner tenants are out of the unit and she needs time to repair unit. Moved from 3/5 to 3/19. FINAL RESCHEDULE. MW
2/5 - Spoke with owner rescheduled from 2/8 to 3/5 due to current tenants moving out and owner fixing property. MW
CH-12-20-17 R/S from 12-20-17 to 1-4-17 due to the site was down
CH-12-4-17 R/S from 12-8-17 to 12-20-17 tenant out of town owner dont have key. Pre call 30 min prior 510-593-6895
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Tub/Shower diverter no working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
No show at 10:00 am no one present for the inspection. The owner called me to say her appointment was between 1-4 pm.

I was not able to go back. I spoke to Claudia before 4 pm also called the owner but no answer I called a total of 4 times but no answer. I left a text message letting her know I can do it tomorrow morning if she contacts me by the end of the day.
2.10 Kitchen/Stove or Range with Oven
1. Left front burner not working repair or replace.

2. Exhaust fan not working also missing the screen.
2.3 Kitchen/Electrical Hazards
GFI located left of the sink not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms:Fail 3-20-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive peeling paint on the porch. Repaint the porch and steps.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
GFI bad red/black stuck wont test.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI OR two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fail 03-20-18: faucet needs a aerator. Basin needs correct stopper.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
The property manager said there is no unit # 9208 and would like another unit to be selected. she said she spoke to Claudia also sent a email concerning this address.

The property manager said there is no unit # 9208 and would like another unit to be selected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bath Sink Faucet Leakage Present.

2. Replace missing stopper for the sink.

8.6 General Health and Safety/Interior Stairs and Common Halls
The exterior light fixture is very loose. Repair or replace.

1.1 Living Room/Living Room Present
CH-2-5-18 R/S from 2-9-18 to 2-20-18 unable to make that day is ph# is 510-644-0354

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

3.12 Bathroom/Tub or Shower
1. Repair or replace small cracks on two pieces of tile in on the shower wall. Cut hazard.

2. Replace damage shower diverter.

3. Tub Faucet Leakage Present.

3.6 Bathroom/Ceiling Condition
Peeling paint on the ceiling, repair and repaint.

4.3 Other Rooms/Elecrtical Hazards
South bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Front and backyard.

1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.12 Kitchen/Sink
1. Re-chalk the sink properly.

2. Faucet damaged/leakage.
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
2.3 Kitchen/Electrical Hazards
GFI located by the stove not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper is missing for both basins in each bathroom.
3.3 Bathroom/Electrical Hazards
GFI bad in the master bathroom.
4.3 Other Rooms/Elecrtical Hazards
1st front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Outlet testing hot neutral reverse. Located next to the hot water heater.

2. Outlet in garage testing hot neutral reverse by the washer and dryer. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.(Install one inside the basement underneath the house).

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the stairs and the front porch needs repainting.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Missing refrigerator handle

3.4 Bathroom/Security
Bathroom repair/replace striker plate

4.8 Other Rooms/Floor Condition
Left rear bedroom carpet torn

1.1 Living Room/Living Room Present
No show at 11:25 a.m. no one was home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. The oven doesnt work repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Water not coming out of the faucet. Only the dish sprayer.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

3.3 Bathroom/Electrical Hazards
GFI bad center wall.

3.3 Bathroom/Electrical Hazards
3rd fail 3/21/18: GFI is bad must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged fence.

7.4 Heating and Plumbing/Water Heater
2nd fail 2/14/18. install discharge pipe, within 6" of floor.

8.2 General Health and Safety/Exits
2nd fail 2/14/18. Remove double key lock from the back door and replace with a thumb Turn Style deadbolt lock.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source no heat. The tenants stated the owner removed the thermostat and the heater is no longer working. Repair or replace.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one answered the door upstairs. The unit is located downstairs and the windows are still broken out.

Fail 01/15/18. Front window broken/replace
light fixture not working x2/replace
4.3 Other Rooms/Elecrtical Hazards
light fixture in laundry area not working /replace
1.1 Living Room/Living Room Present
CH-2-8-18 R/S from 2-9-18 to 2-21-18 tenant out of town
Must Precall 1hr before arrival 209-217-6155
1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-5-18 to 3-21-18 tenant out of town pre call 30 min prior 510-316-3010
No show at 11:45 am. The owner received two pre-calls before I arrived to the unit.

12/11- Call 30min prior 510-316-3010 Spoke with owner Christine Gonzales. Will be out of town. Moved from 12/13 to 1/4/2018 11am-2pm. Owner confirmed date and time. Mailed out notices.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in the backyard.
1.1 Living Room/Living Room Present
No show at 11:30 am no answer. The owner at the last inspection date the owner opened the door and said he been living there since 1984 and have notified the City of Richmond with proof.

No entry at 10:30 am. The owner answered the door and told me that he has been living at this residence since 1984 and that he has provided proof to the City and would like to be taken off the list. He also stated he did not pay the City for this rental inspection and do not know how it was scheduled for a rental inspection. He said he does have other properties.
1.1 Living Room/Living Room Present
No show at 9:50 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:45 pm the tenant said he did not get a notice for the inspection.

No show at 11:15 am. Blue van in the driveway. Front gate locked no access to the unit.

01/29 - spoke with owner rescheduled from 1/31 to 2/26. MW
No show at 9:55 am no one home or present for the inspection.

12-8-17 N/E was there 9:45 to 10:00 Front door open security do closed blue wood siding w/white trim
1.1 Living Room/Living Room Present
No show at 12:00 pm. no one home also no one was in the office. There was a sign that said they would return at 5:30.
2.10 Kitchen/Stove or Range with Oven
FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.

FA-fail 03/21/18: Left front and rear burners not functioning as design, repair or replace.
1.1 Living Room/Living Room Present
CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

1.1 Living Room/Living Room Present
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

3.3 Bathroom/Electrical Hazards
The GFI is not testing repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 1:15 pm no one home or present for the inspection.

No entry at 10:20 am. the tenant said he did not get a notice for the inspection today.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.8 Living Room/Floor Condition
Carpet is worn and is bucking in certain areas. Should be cleaned and re-stretch or replaced.

2.12 Kitchen/Sink
Replace aerator on faucet.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin missing stopper.

3.12 Bathroom/Tub or Shower
1. Bathtub spout is rusted and needs replacing.

2. Replace bathtub trip lever present one not working.

5.3 Secondary Rooms/Electrical Hazards
Laundry room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Testing hot neutral reverse left wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle was in unit 28 and said the property has been sold and the papers are being signed on this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:25 p.m. the tenant said he did not receive a notice for the inspection. Lower unit.

No show at 9:35 a.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No entry at 2:00 pm the owners daughter Michelle said the properties have been sold and papers are being signed this Friday.

No entry at 10:15 am the owners daughter Michelle was present and said her mother has notified the office to let them know the property is being sold.

No entry at 12:15 p.m. no one home or present for the inspection.

No show at 9:30.m. no one home or present for the inspection. Brown unit front gate was locked.

1.1 Living Room/Living Room Present
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

1.1 Living Room/Living Room Present
No entry at 11:00 am the tenant said this is a family own property and do not come back anymore. He is very angry also said if it comes up for inspection again do knock on his door and keep walking by.

No entry the tenant did know about the inspection but said this is a family own property.

No show/entry at 1:00 p.m. the tenant did not know about the inspection.

No show/entry at 11:15 a.m. the tenant did not know about the inspection.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
Precall 1hr before arrival 415-518-3554.
CH-3-12-18 R/S from 3-20-18 to 4-3-18 property mgr said having to find a handyman and owner has to approve.
Pre call 30 min prior 415-518-3554
Precall 1hr before arrival 415-518-3554.
2/22 - Spoke with PM rescheduled from 2/27 to 3/20. MW

2.3 Kitchen/Electrical Hazards
GFI not testing repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace aerator.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

4.4 Other Rooms/Security
1st bedroom door needs adjusting it is dragging on the floor.

4.5 Other Rooms/Window Condition
1st bedroom has discoloration on the window seal.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair all torn screens on the sides of the house.

2. Replace damage crawl space door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds also all debris.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.

4.4 Other Rooms/Security
No access to 2nd bedroom door locked

1.1 Living Room/Living Room Present
No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
This inspection is for unit # 716.

1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
Unable to check the stove. The tenants were cleaning it and the burners were wet. I will check at the next re-inspection.

2.12 Kitchen/Sink
1. The sink is not secure and needs repair or replacing.
2. Kitchen sink drain has a leak.
3. Faucet damaged/leakage.
4. Replace all broken and damage tile around the sink.
5. Faucet Water Pressure Low. (Hot).

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water pressure is too low.

2. Faucet is damage and needs replacing.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.8 Bathroom/Floor Condition
Floor is soft and has a hole covered by the linolium needs repair and replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove bedroom locks. 2nd bedroom was locked I will need access at the next re-inspection.

5.2 Secondary Rooms/Security
Backdoor is damage it doesnt lock missing strike plate.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The overhang wood above as you exit the backdoor is damaged and needs replacing dry rot and broken wood present.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent screens around the units.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source for the hallway heater.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair/replace damaged falling fences for each unit.

2. Must have proper drainage for rain/water. Current there are large holes which the tenant dug and said he was going to install a pump to drain the water. Trip hazard.

1.1 Living Room/Living Room Present
CH-2-27-18 R/S from 2-28-17 to 3-28-18 tenant is out of the country

1.1 Living Room/Living Room Present
CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

2.10 Kitchen/Stove or Range with Oven
1. Three burners on the stove are not working repair or replace.

2. Overhead exhaust fan not working repair or replace. It also has peeling paint on the top.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Also torn gaskets.

2.12 Kitchen/Sink
Faucet damaged/leakage. Install proper faucet not a bathroom faucet.

2.8 Kitchen/Floor Condition
Floor is damage repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Diverter is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Center bedroom damage light also light switch needs repair/replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater I will need access at the next re-inspection.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 3-28-18 owners handyman is sick with the flu
2/1 - owner called and requested reschedule from 2/9 to 2/20 due to death in the family. MW

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace aerator.

3.12 Bathroom/Tub or Shower
Replace diverter for tub/shower. Cut hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove all plastic bags in the backyard.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

6.1 Building Exterior/Condition of Foundation
Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
1.1 Living Room/Living Room Present
CH-3-30-18 Owner needs time to be 11:00 to 2:00.Pre call 415-572-2884
No show at 11:45 a.m. Salmon color house no one home or present for the inspection.

CH-1-22-18 R/S from 1-26-18 to 2-7-18 owner has doctor appt PH# 415-572-2884
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside the basin. Repair or replace.
1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
1.1 Living Room/Living Room Present
4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet handle damaged.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and was advise not to try entering.

01/25 - Owner called to reschedule inspection due to being out of town. Moved from 2/21 to 2/26. MW
CH-12-22-17 R/S from 1-5-18 to 1-15-18 tenant has Mondays off only
11/9- Contact 1hr prior 415-306-3955 Owner called in stated he spoke with Claudia on 11/8 and gave him a couple of dates to re-schedule. He needed to confirm with tenant which date works for them. Owner chose 12/12 9am-12noon. Notices mailed out.
12/12/17 - owner onsite, no key, tenant not home, 9:50am

3.12 Bathroom/Tub or Shower
2nd fail 02/26/18: Bathtub has clothes completely filled up to the top. Unable to check bath faucets. I will need access at the re-inspection.

4.8 Other Rooms/Floor Condition
2nd fail 02/26/18: Upstairs bedroom has a lot of clothes and clutter tenant needs to make a clear path to the bedroom window. Block egress.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.The garage is filled with excess clutter that needs to be cleaned and removed. Also a clear path must be made to exit the backdoor also the garage door. (Tenant to clear)

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
2nd fail 02/26/18: Ext. = Garbage & Debris around Unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
3rd fail 04-02-18: Repair falling fence in the backyard.
1.1 Living Room/Living Room Present
NO show at 1:20 p.m. no one home or present for the inspection.
7.4 Heating and Plumbing/Water Heater
1. Remove flex connection and replace with solid copper pipe or galvanize steel or CPVC.

2. Earthquake straps needed on top and bottom. Add one more strap for the bottom.
1.1 Living Room/Living Room Present
No entry the tenant said he did not receive a notice from the landlord.
1.1 Living Room/Living Room Present
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.
1.1 Living Room/Living Room Present
No show 1:15 pm no one home. Silver Mercedes SUV parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.
1.6 Living Room/Ceiling Condition
Repair torn ceiling.
2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.
2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.
2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.
1.1 Living Room/Living Room Present
CH-4-3-18 R/S from 4-9-18 to 4-30-18 owner states need more time to finish the repairs
No show at 1:50 pm no one home or present for the inspection. Green and black house.
1.6 Living Room/Ceiling Condition
Living room ceiling has dark discoloration present on the popcorn ceiling.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan screens are greasy clean or replace.
2.4 Kitchen/Security
Both patio doors are hard to open repair or replace.
2.7 Kitchen/Wall Condition
The walls and ceiling are discolored and needs cleaning and repainting.
3.12 Bathroom/Tub or Shower
Stopper for the tub is not working as design it needs to be replaced.
3.5 Bathroom/Window Condition
The skylight is not sealed correctly it shows where there is water intrusion
5.3 Secondary Rooms/Electrical Hazards
1. Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2. Extension cord leading from the shed/laundry room is improper the outlet in the laundry room needs to be repaired.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Both Ext. Sides = Missing Stair & Stairs Damaged.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair improper gate on the side of the house.

2. In the laundry room the roof is about to collapse repair/replace.

3. The fuse/breaker box needs a cover.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the refrigerator.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No show at 10:15 am no one home or present for the inspection. Plants at the front door and shoes outside.

No show at 1:45 pm no one home or present for the inspection.

No show at 2:00 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-4-5-18 R/S from 4-17-18 to 4-23-18 owner is out of town
CH-4-4-18 Pre call owner 1 HR prior 510-812-5043
No entry at 10:30 am the tenant was home but said he was not notified by the owner about the inspection.

No show at 1:30 pm no one home or present for the inspection.

No show at 2:15 pm present for the inspection. Gated community I waited 5 min.

2.3 Kitchen/Electrical Hazards
One of the light fixtures is not working repair or replace.

3.6 Bathroom/Ceiling Condition
The ceiling and walls are discolored and need to cleaned and repainted.

4.5 Other Rooms/Window Condition
Front bedroom window does not close/lock, repair or replace.

4.7 Other Rooms/Wall Condition
The closets doors are off and need to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one does not work repair or replace.

1.1 Living Room/Living Room Present
No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

3.3 Bathroom/Electrical Hazards
Rear bath GFI not testing repair or replace.

3.6 Bathroom/Ceiling Condition
2nd bath ceiling and wall has dark discoloration that needs cleaning and repainting.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-8-18 R/S from 3-19-18 to 4-3-18 owner out of country. Pre call 510-725-8830 or 510-926-2235
Call Wilfredo 510-926-2235 and give ETA for first property

4.4 Other Rooms/Security
Remove lock from center bedroom door. I will need access at the next re-inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove items from the front porch.

1.1 Living Room/Living Room Present
4-3-18 No entry 1:25pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
4-3-18 No entry 12:10pm tenant states did not receive a notice

1.1 Living Room/Living Room Present
3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Remove items away from the hot water heater. Possible fire hazard.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
1. The two front burners are not working as design repair or replace.

2. The lower door for the oven is damage.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Kit = Cabinet Baseboard damaged.needs Replacing.

2. Kit = Cabinet Damaged / Missing.

3. The cabinets are hard to open (stuck).

4. Kit = Cabinet door damage.

5. The counter is separating on the sides.

2.5 Kitchen/Window Condition
The window seal is damage from water intrusion repair or replace.

2.6 Kitchen/Ceiling Condition
Ceiling is damage and needs repair.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
1. Repair wall hole. Located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace all torn and missing screens around the house.

2. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace
2.3 Kitchen/Electrical Hazards
right side of sink GFI is not testing repair/replace
1.1 Living Room/Living Room Present
4-3-18 No entry at 11:10 tenant said wrong date
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
7.4 Heating and Plumbing/Water Heater
Missing earthquake straps
4.8 Other Rooms/Floor Condition
Carpet in hall way is torn at the seams and needs repair or replace
3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom
3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting
3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show at 11:50 am no one home or present for the inspection.
1.8 Living Room/Floor Condition
Trip hazard entering the kitchen from the living room.
2.10 Kitchen/Stove or Range with Oven
Screen is missing for the exhaust fan.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top needs to cover as designed.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is missing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.5 Bathroom/Window Condition
Screen is torn repair or replace.
3.7 Bathroom/Wall Condition
Wall and ceiling damage needs repair and new paint.
4.4 Other Rooms/Security
1st bedroom was locked. Remove lock from bedroom door. I will need access at the re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 3-20-18 to 4-9-18 owner states need a little more time
CH-2-8-18 Pre call 30 min prior 510-375-5303

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Hot water control knob not working and needs repair or replacement.

2. Replace missing stopper.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.7 Bathroom/Wall Condition
Replace missing towel bar.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per SoCo

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon

CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.10 Other Rooms/Smoke Detectors
Tenant replace missing smoke detector.

8.2 General Health and Safety/Exits
Replace key deadbolt on backdoor with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-19-18 R/S from 4-10-18 to 4-9-18 must be in afternoon
CH-3-16-18 R/S from 3-19-18 to 4-10-18 units not ready per Soco

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.5 Other Rooms/Window Condition
Main bedroom block egress The tenant needs to remove all clutter from bedroom and have a clear path to enter and exit the door or window in case of a emergency.

1.1 Living Room/Living Room Present
4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
No entry at 1:10 pm. I gave two pre-calls to the owner but no answer. I went to the re-inspection and the tenant did not receive a notice for the inspection.

30 min notice pre-call to Paul (owners son) will meet for inspection 408-687-1164.
3/19 spoke with owner rescheduled from 2/21 to 3/7 waiting for part on order to be delivered and installed. MW
2/5 - Spoke with owners son rescheduled from 2/8 to 2/21 due to owners medical status and needs time to get repairs completed. MW
CH-12-21-17 R/S from 12-20-17 to 1-5-18 due to site was down
11/27 - spoke w/owners son Paul. needs more time to get repairs done. Rescheduled from 11/29 to 12/20MW
09/06/17-Pre-Call 1hr prior-408-637-1164-per owner-Changed the insp from 09/21 to 10/10-Owner not available on 09/21- M.L

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

2.10 Kitchen/Stove or Range with Oven
Burners on the stove are not testing as design repair or replace.

2.12 Kitchen/Sink
Sink in the garage needs a aerator.

2.3 Kitchen/Electrical Hazards
Left side of the stove: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace broken window in the kitchen door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Mount the carbon monoxide detector correctly either counter high or lower.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure the handrail inside the house it is loose.

7.4 Heating and Plumbing/Water Heater
Remove old hot water heater from garage.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from other unit.

1.1 Living Room/Living Room Present
CH-3-16-18 R/S from 3-19-18 to 4-10-18 unable to get the fence done in the rain. Pre call 510-236-8366
1.1 Living Room/Living Room Present
No show at 9:40 a.m. green house no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one doesnt work, repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The gate is damage and does not close or lock properly. Repair or replace.

2. The fence is falling in the backyard and needs replacing or repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:15PM no one home or present for the inspection. Front gate pad locked Brown house
No show at 9:55 a.m. the tenant did not know about the inspection.

No show at 9:20 a.m. the tenant did not know about the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

The room located in the rear outlets are grounded but owner check all to make certain.
1.1 Living Room/Living Room Present
4-10-18 No show at 1:00pm -1:05 no one home or present Brown duplex
No entry at 11:55 a.m. the owner thought the inspection was for unit # 167 and not #165 she did not give the tenant notice and did not have a key for entry.

No show at 9:10 a.m. no one home or present for the inspection brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. One strap.
1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.
4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.
3.12 Bathroom/Tub or Shower
Shower/tub needs a new diverter,
1.1 Living Room/Living Room Present
No show at 1:05 & 2:10 pm. no one home or present for the re-inspection.

No show at 10:05 a.m. blue Honda in front no answer and no one present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm no one answered the door. A Mini Van and car were parked in the front. Blue house.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the banisters in the front of the house, also the porch and stairs.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence in the backyard towards the property located in the back.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

1.1 Living Room/Living Room Present
No show at 11:10 am yellow house no one home or present for the inspection.

No show at 9:40 am yellow house no one home or present for the inspection.

No show at 11:00-11:07 am yellow house no one home or present for the inspection.

No show at 1:35 pm no one home or present for the inspection. Yellow house.

1.1 Living Room/Living Room Present
No show at 9:10 am brown house no one home or present for the inspection.

No show at 10:50 am no one home or present for the inspection. Brown house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Faucet needs a aerator.

2. Basin missing stopper.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
GFI not testing next to the stove repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper in the bathroom basin upstairs.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

1.1 Living Room/Living Room Present
No entry at 11:35 a.m. the tenant was not notified by the landlord.

No show at 1:45 pm no one home or present for the inspection. Green house on the corner.

No show at 9:30 am. green house on the corner no one at home or present for the inspection.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub Faucet Leakage Present.

2. Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and remove all clutter, mattress etc. in the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling fence in the backyard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18
No show at 2:20 pm no one home or present for the inspection.

No show at 9:20 a.m. The tenant Sandra said the landlord did not notify her about the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.
1.1 Living Room/Living Room Present
CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.
2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.
1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.
4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show at 10:50 and 11:00 a.m. the owner was not present nor did he answer the arranged pre-call. I called three times. The tenant was not home or did not come to the front door. The tenants sons friend was also knocking at the door with a phone call but no one answered the phone or door for him either.

No show at 1:10 p.m. I spoke with the owner earlier for the pre call he forgot about the inspection and said the tenant may be home but no one was home with for the inspection.

Must call owner 1 hr before arrival 510-409-5888.
2/5 - Inspection rescheduled from 2/21 to 3/28. MW
No show at 11:44 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:50 p.m. Corner House 2 free calls no answer no one present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Front door window pane is broken and needs replacing.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
1.1 Living Room/Living Room Present
No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.
1.1 Living Room/Living Room Present
Tenant Cornie Osteen - 510-712-3988
1.1 Living Room/Living Room Present
4/24/18 30 min pre-call 415-786-8676

No show at 11:30 a.m. I spoke to the owner and she is in the hospital and did not receive a letter for todays inspection.

I called the owner and she said she was waiting for the letter with the fail items and reschedule day. Repairs were not completed yet.

CH-10-6-17 Pre call owner 30 min prior 415-786-8676
No show @ 1:20 p.m.. I went to the unit and knocked on the front door but no one was at home. I later received a text at 3:39 p.m. from Claudia telling me to contact the owner for the inspection. I called the office to let Claudia know what time I was there and I was far away from the Marina at least 30 to 40 minutes away to late to return.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose and needs to be secured or replaced.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke dectector is missing battery or batteries. (Tenants) are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034

2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-9-18 R/S from 3-20-18 to 4-27-18 owner is out of the country Pre call 30 min prior 510-734-1936 or 510-734-1659

3.7 Bathroom/Wall Condition
The wall has dark discoloration present that needs cleaning prime and repainted.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.5 Living Room/Window Condition
3-19-18 Window must be openable and remain open without props.

2.3 Kitchen/Electrical Hazards
3-19-18 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Counter outlet.

4.10 Other Rooms/Smoke Detectors
3-19-18 Expose wires hanging in the hallway if not using must be capped off and covered.

4.3 Other Rooms/Elecrtical Hazards
3-19-18 Damaged outlet presents an electrical hazard. Check each bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace leaning fence.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Cover for the pilot.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. The top of the basin is badly cracked and needs to be repaired or replaced.

2. Replace missing stopper for the basin.

3.3 Bathroom/Electrical Hazards
Replace missing globe cover for the light fixture.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Fail 04-30-18. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Fail 03-20-18: Re-chalk the bathtub.

1.1 Living Room/Living Room Present
3/1 - spoke with owner rescheduled from 3/7 to 3/21. MW
No show at 1:40-1:45 p.m. no one home or present for the inspection. Beige color red front door located on the corner.

2.3 Kitchen/Electrical Hazards
Right rear burner not turning on without a match. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The fence going across as you exit to the patio door is leaning forward falling towards the property held up by a rope must be repair or replaced.

2. Also the fence on the left side is only held by a rope must be repaired or replace.

1.1 Living Room/Living Room Present
CH-2-2-18 R/S from 2-12-18 to 3-26-18 pre call 510-660-1556

4.3 Other Rooms/Elecrtical Hazards
Center bedroom: Damaged outlet presents an electrical hazard center wall outlet painted.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-3-12-18 prop mgr call said no one show uo ask for ph# 510-222-9150
3-9-18 R/S from 3-12-18 to 3-28-18 no route for 3-12-18
2/8 - rescheduled due to tenant surgery. Moved from 2/13 to 3/12. MW

3.12 Bathroom/Tub or Shower
Upstairs bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
Upstairs left bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
FA- This unit passed on 3-28-2018. I spoke to Claudia today the owner does not want to be charged for the re-inspection today. Claudia said she will take care of it.

CH-3-2-18 R/S from 3-6-18 to 3-28-18 owner maint.man wont be able to start repairs until next week. Pre call 30 min prior 510-418-0918
1/22-property manager called needs to re-schedule unit 1 and 2. Tenants are n/a. Moved from 1/25 to 2/6 9am-12noon.

6.4 Building Exterior/Condition of Exterior Surfaces
Second fail repair falling fence on side of house.

1.1 Living Room/Living Room Present
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
4/2- owner called in and needs more time to get repairs completed. Moved from 4/17 to 4/30. MW
No entry at 9:30 am the tenant said the owner called the office to reschedule the appointment and needed additional time to complete the work. I called the office and no one knew about the cancellation.

No show no one home or present for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement (upstairs).

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Wall and floor damage from the rain leading downstairs.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Interior handrail is loose and needs repairing.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.2 General Health and Safety/Exits
Backdoor in the garage leading to the backyard is blocked by items. Blocked egress.

1.1 Living Room/Living Room Present
This is a re-inspection not a annual. There is no re-inspection check list.

1.1 Living Room/Living Room Present
30 min notice to owner 650-834-1146 who will be present for inspection to grant access. MW
4/16 - owner called to reschedule inspection from 4/17 to 4/30. MW
No show at 1:05 pm. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.

3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

1.1 Living Room/Living Room Present
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.1 Living Room/Living Room Present
5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show gate locked and no one present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.

No entry the tenant said he did not receive a notice from the landlord.

1.1 Living Room/Living Room Present
No show at 11:10 a.m. no one home for the inspection or present.

4-9-18 No show at 2:30PM yellow house no one home or present for inspection
No show at 1:20 p.m. no one home or present for the inspection. Yellow house.

No show at 1:15 p.m. no one home or present for the inspection. Yellow house white security gates.

1.1 Living Room/Living Room Present
4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.

2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.

2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.

3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.
7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.
8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.
1.1 Living Room/Living Room Present
Please call 30 min before arrival 510-426-2266
owner out of country, extension approved
1.1 Living Room/Living Room Present
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.
1.1 Living Room/Living Room Present
4-3-18 no show at 9:30am
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Dining room also.

2. Replace the globe cover in the dining room.
3.12 Bathroom/Tub or Shower
2nd fail 02/27/18: Tub Faucets Leakage Present.
1.1 Living Room/Living Room Present
5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 12:35 p.m., the tenant did not speak English a young man who spoke English said they did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:45-11;50 a.m. no one home or present for the inspection.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

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CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Unable to check three prong outlets in the bedrooms due to furniture blocking the outlets. Check all three prong outlets throughout the house.

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

2.3 Kitchen/Electrical Hazards
The double GFI outlets are not testing repair or replace.

1.1 Living Room/Living Room Present
CH-3-30-18 Pre call 1 HR prior 510-305-4226

2.10 Kitchen/Stove or Range with Oven
One stove control knob is cracked inside and does not stay on as it should. Owner replace control knob.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling.

1.1 Living Room/Living Room Present
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 1:53 p.m. the front gate was locked. No one responded to the pre-call given.

CH-3-26-18 Pre call 1 HR prior 925-785-1371
No show at 11:23 am no one home.

No show at 1:45 pm. no one home or present for the inspection. I knocked on the front security gate but no answer. Grey Nissan in the driveway.

2.10 Kitchen/Stove or Range with Oven
Replace overhead exhaust fan for the stove

4.3 Other Rooms/Elecrtical Hazards
Dining room open ground outlet next to the table

1.1 Living Room/Living Room Present
Precall 1 hr notice 415-518-3554
3/28 - owner called to reschedule due to tenant availability issue moved from 4/2 to 4/10. FINAL RESCHEDULE. MW
CH-3-12-18 R/S from 3-19-18 to 4-2-18 property mgr said having to find a handyman and owner has to approve. Pre call 30 min prior 415-518-3554
CH-1-23-18 R/S from 1-30-18 to 2-13-18 tenant is out of town owner would like a call night B4 or 1 HR prior 415-518-3554

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. Located in the backyard.

1.1 Living Room/Living Room Present
No show at 11:10 am the owner said she did not know about the inspection today and the tenants were not notified.

CH2-27-18 inspect 12670 San Pablo Ave not 12664 San Pablo Ave. R/S from 2-28-18 to 3-19-18. Pre call 30 min prior 650-333-4409
Address 12664 San Pablo Ave. is a flower shop. The owner occupies the house behind it. This is not a rental. The owner will contact the City concerning this.

4.4 Other Rooms/Security
The rear patio door lock doesnt work repair or replace the door.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home. Dogs barking inside the house and the front living room window was open.

2.10 Kitchen/Stove or Range with Oven
1. Two or more burners are not working without a match repair or replace stove.

2. The stove knobs are no longer staying secure and needs replacing.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
The right bedroom closet has dark discoloration present and needs cleaning and repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Some three prong outlets are grounded owner check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall behind the washer hook up.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Front yard overgrown grass needs cutting.

3. The shed in the backyard should be removed possible rodent infestation.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Tenant has seen some coming from the hall closet.

1.1 Living Room/Living Room Present
No show at 11:20 a.m. no one at home.

CH-3-29-18 R/S from 3-27-18 to 4-17-18

No show at 2:00 pm I left two voice mails no one was home or present for the inspection.

I gave Scott property manager a pre-call at 8:40 a.m. to and left a message that I would be at the property ETA 10:30. I called again at 10:11 a.m. to try a connect with him but no one answered the phone and his mailbox was full. I arrived at 10:25 and waited until 10:45 no one was home or present for the inspection. There was a Christmas reef on the front door.

Please give 1hr notice to Prop Manager Scott 510-904-8412.

1.8 Living Room/Floor Condition
The carpet is soiled and badly stained and should be cleaned throughout the unit by the tenant or owner.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen vents for the exhaust fan their very greasy.

2.12 Kitchen/Sink
There is dark discoloration around the faucet that should be cleaned and re-chalked.

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors inside the unit that have exposed wires hanging.

4.3 Other Rooms/Elecrtical Hazards
The hallway upstairs light fixture isnt working or the light bulbs need replacing. The tenant stated it does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all if grounded its ok.

2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.

2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
All burners not working without a match repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:35 p.m. no one home.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property did not send proof
I spoke with property manager Cymome and she did not know about the inspection for today and the tenants were not notified.

No show at 11:25 am the tenant did not come to the door. I along with the manager knocked and waited at least 5 minutes but no one came.

PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

2.10 Kitchen/Stove or Range with Oven
All burners not functioning as design repair or replace.

3.7 Bathroom/Wall Condition
The walls are discolored and need repainting.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Non-working outlet may be hazardous.

4.7 Other Rooms/Wall Condition
The walls are discolored and needs repainting.

1.1 Living Room/Living Room Present
No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No show at 9:55 am Brown house no one at home.

3/19 - owner had stroke and needs more time to make arrangements for access to unit. Moved from 3/20 to 4/3. MW
CH-2-6-18 R/S from 2-9-18 to 2-20-18 owner has doctor appt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 10:10 a.m. no one home.

No show at 9:55-10:00 am no one home or present for the inspection. Light color orange with orange trim.
4/9/18 no work completed and owner did not inform tenant of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom

7.4 Heating and Plumbing/Water Heater
Remove discoloration on walls around water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.8 Kitchen/Floor Condition
Repair or replace torn linoleum at the kitchen entrance.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.

1.5 Living Room/Window Condition
The windows throughout the unit are hard to open repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad and needs to be repaired or replaced.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the sink.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.5 Kitchen/Window Condition
Replace torn window screen.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

3.3 Bathroom/Electrical Hazards
Outlet in the rear bathroom has no power. Also the fan is not working repair or replace.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.1 Living Room/Living Room Present
No show at 2:00 p.m. no one at home.

2.3 Kitchen/Electrical Hazards
Outlet testing hot neural reverse located by the stove.

3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.

1.1 Living Room/Living Room Present
No show at 1:30 p.m. no one at home.

1.1 Living Room/Living Room Present
The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate

2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.

1.1 Living Room/Living Room Present
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.

3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.

8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable - entire unit is filled with dark discoloration on all walls and ceilings. There is floor damage throughout along with water damage to the entire unit.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:15 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

3.7 Bathroom/Wall Condition
Replace missing towel bar.

1.1 Living Room/Living Room Present
5/22/18 owner provided proof that property has been sold, inspection cancelled

No show at 12:25 pm no one home or present for the inspection.

3/9- Owner out of town her son is sick and will be back the 23rd of March. Moved from 3/12 to 3/26 1-4pm. Notices mailed out.

CH-2-1-18 R/S from 2-12-18 to 3-12-18 owner will be gone for business meetings

2.10 Kitchen/Stove or Range with Oven
Left front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-5-25-18 R/S from 6-4-18 to 6-5-18 owner will be out of town

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. Belonging to neighbors.

1.1 Living Room/Living Room Present
CH-5-29-18 R/S from 5-29-18 to 6-11-18 property mgr said tenant will not be home. Pre call 1 HR prior 925-321-7895
CH-5-15-18 R/S from 5-15-18 to 5-29-18 owner states tenant will not be there. Pre call 30 min prior 925-321-7895

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

1.1 Living Room/Living Room Present
CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
CH-5-18-18 R/S from 5-21-18 to 5-29-18 owner has doctor appt
30 min notice 510-914-1478
5/2 - rescheduled from 5/7 to 5/21 by owner MW
No show the owner forgot about the inspection.

CH-2-5-18 R/S from 2-12-18 to 2-26-18 owner has doctor appt. Pre call 30 min prior 510-914-1478
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
3.3 Bathroom/Electrical Hazards
GFI not testing correctly. Testing hot neutral reverse repair or replace.
1.1 Living Room/Living Room Present
Precall home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142
2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace
2.8 Kitchen/Floor Condition
floor board underneath the kitchen sink is damage and needs replace

3.12 Bathroom/Tub or Shower
Recaulk tub.
3.7 Bathroom/Wall Condition
Replace towel bar in bathroom
4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted
4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show at 11:15 am no one home or present for the inspection.

3/21/18 owner requested extension for fence replacement. Moved from 3/27 to 6/4
2.4 Kitchen/Security
Patio door is very hard to open repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stopper.

2. Basin has a crack in the basin repair or replace. Cut hazard.
3.12 Bathroom/Tub or Shower
2nd bathroom replace shower head.
3.3 Bathroom/Electrical Hazards
2nd bathroom: Loose outlet presents an electrical hazard.
3.7 Bathroom/Wall Condition
Peeling paint on bathroom walls that need to be repainted.
4.5 Other Rooms/Window Condition
Replace all damage window screens for windows.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards and repair or replace leaning fence.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.
4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
No show at 11:20 pm. no one home.

5/3 - owner called and needs more time for contractor to complete repairs. Moved from 5/7 to 6/4. MW
No show at 2:00 p.m. I waited 5 min. brown unit upstairs no answer front gate locked.

No show at 1:45 p.m. I waited 5 min. brown unit upstairs no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-5-14-18 R/S from 5-14-18 to 6-4-18 owner states work not done have to find new contractor. Pre call 30 min prior 510-502-3608

1.6 Living Room/Ceiling Condition
Repair torn ceiling.

2.10 Kitchen/Stove or Range with Oven
All stove burners are missing the center elements must replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile on the counter.

2.4 Kitchen/Security
The door knob for the back door is damage and needs to be replaced.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 3:15 pm. no one present for the inspection no access to enter the gate..

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Kids room: Damaged outlet presents an electrical hazard.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.
7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Right bedroom door damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.
1.1 Living Room/Living Room Present
The property managers said they did not receive a notice at 1:00 pm.
1.1 Living Room/Living Room Present
No entry at 12:38 pm no access to the unit. I spoke with Claudia and there was no pre-call or phone # for the owner.
1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.

No show at 9:00 am the agency is still waiting on the grant to be approved. No work completed yet.

2/19/18- Per Jennifer ok to re-schedule out to May. Moved from 2/20 to 5//15/2018 9am-12noon. Notices mailed out.

CH-2-13-18 R/S from 2-14-18 to 2-20-18 Property Mgr did not email proof
No entry the property manager said no work has been done yet. They are waiting for the approval of the grant from the City of Richmond and will need to be rescheduled.

CH-12-12-17 R/S from 12-18-17 to 1-22-18 spoke with Cymone advise her will schedule in Jan and the permits must be in our office before the 22nd
PLEASE MAKE SURE YOU HAVE FRANK CALL CYMONE THE NIGHT BEFORE FOR ETA 510-375-5920 SHE WILL NOT BE THERE BUT SOMEONE ELSE WILL.

10/18/17- Pre-Call 30m prior-510-237-6459-xt 10-Requested by Cymone-P.Mngr- 4 Units scheduled-M.L
1.7 Living Room/Wall Condition
The walls are all discolored and needs to be repainted.
1.8 Living Room/Floor Condition
The carpet is badly damaged and needs replacing throughout the entire unit.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.6 Kitchen/Ceiling Condition
The popcorn ceiling is peeling and coming apart and needs to be repaired.
2.8 Kitchen/Floor Condition
The linoleum is badly damage and needs replacing.
3.12 Bathroom/Tub or Shower
Tub is badly stain and needs to be cleaned or refinished or replace.
4.8 Other Rooms/Floor Condition
The floor is covered with clutter and I was unable to inspect the bedroom. the tenant needs to clear/clean room and make a pathway in and out.
1.1 Living Room/Living Room Present
No entry at 2:20 pm the tenant did not receive a notice.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 3:00 p.m. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No entry at 10:10 a.m. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet. Check all three prong outlets.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.1 Living Room/Living Room Present
No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one at home.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

1.1 Living Room/Living Room Present
No show at 1:20 p.m. brown house.

1.1 Living Room/Living Room Present
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

6.1 Building Exterior/Condition of Foundation
3RD Fail 04-30-2018: Repair or replace leaning fence on left side of the house.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

1.1 Living Room/Living Room Present
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

2.3 Kitchen/Electrical Hazards
Overhead light fixture is not working as design repair or replace.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show the owner said he did not get a notice for this inspection.

CH-3-9-18 R/S from 3-26-18 to 4-27-18 Pre call 30 min prior 408-394-2034
No entry the owner said he rescheduled the appointment for 03-19-18 by someone inside the office.
No entry the owner did not the key for entry. He said the tenants must have changed the locks.

CH-1-18-18 R/S from 1-24-18 to 2-7-18 due to owner unable to get a hold of the tenant. PH# 408-394-2034
2.10 Kitchen/Stove or Range with Oven
The right rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show the owner said the tenant is being evicted and cannot enter the unit at this time.

4-3-18 No show the owner was not ready for the inspection
1 hr precall to owner 707-592-0656
3/19 - spoke with owner due to weather related issues rescheduled from 3/28 to 4/3. MW
3/2 - spoke with owner rescheduled from 3/19 to 3/28.
This is NOT an owner occupied property as reported in 2017.
2.10 Kitchen/Stove or Range with Oven
The lower door for the oven is damage there is a gap present that should not be there needs replacing.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. The lower drawer is not closing.

2. The floor board underneath the sink is damage and needs to be replaced.
2.6 Kitchen/Ceiling Condition
The ceiling has been cleaned but it is still stained underneath and needs to be repainted.
3.12 Bathroom/Tub or Shower
The shower wall is loose and needs securing.
3.7 Bathroom/Wall Condition
1. Complete the wall repair located around the toilet area.

2. Replace missing towel bar.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. The floor indicates a condition where the tenant is exposed to the danger of structural collapse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light fixture is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Hall stair weak. Very loose.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace all falling fences around the house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fail 5/7/18. 1. Provide Heat Source.

2. Replace damage thermostat.

7.4 Heating and Plumbing/Water Heater
Repair or replace the damage door for the hot water heater also the missing cover for the pilot light.

8.1 General Health and Safety/Access to Unit
2nd fail: Replace torn and damage security gate. Cutting hazard.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Ants in the kitchen.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

1.4 Living Room/Security
Front door window pane is broken and needs replacing.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.

1.1 Living Room/Living Room Present
No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
The GFI right side of the sink A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
1. The backdoor is damage and does not close securely repair or replace.

2. The security gate deadbolt does not lock as design repair or replace.
3.12 Bathroom/Tub or Shower
1. The stopper is broken repair or replace or use a rubber stopper.

2. Tub/Shower Faucet Knob(s) Damaged / Missing. or loose.
3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present that needs cleaning and repainting.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
4.6 Other Rooms/Celing Condition
Repair large crack in ceiling of rear bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The handrail is very loose repair or replace.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 2:30 pm no one present for the inspection. Gated community.

CH-4-27-18 R/S from 5-8-18 to 5-15-18 tenant will be out of town
4-3-18 No Entry 12:25pm gated community no one present or coming into the gate
2.10 Kitchen/Stove or Range with Oven
The burners on the stove must light without a match. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in the master bedroom. Exposed wires hanging.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is leaning and needs to be repaired or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the missing stopper for the sink.
3.7 Bathroom/Wall Condition
Repair damage wall by the toilet/shower.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day
2.5 Kitchen/Window Condition
1. The window is hard to open and needs to be repaired or replaced.

2. Replace the torn screen for the kitchen window.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

1.1 Living Room/Living Room Present
CH-5-14-18 Pre call 510-701-2685 has 2 other inspection same day

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Relocate the smoke detector in the kitchen to the hallway area.

4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet is testing hot neutral reverse.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
1. Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.

3. Repair/replace loose outlet next to the love seat sofa.

3.12 Bathroom/Tub or Shower
The shower diverter is bad.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show the tenant said the landlord told her the inspection date was for tomorrow the 19th. Today she has previous scheduled appointments.

No entry I spoke to the tenant and she said the owner has not repaired the item yet and was not notified about the inspection today.

30 min precall 510-206-6713 and 408-886-8927. Call for gate entry 510-206-6713 unless otherwise instructed.
1/30 - rescheduled from 2/7 to 3/7 sue to owner being out of the country per tenant. MW
No show at 1:05 p.m. no one home or present for the inspection. The owner received two pre-calls I left two voice messages.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Must remove flex connection and replace with solid copper for the discharge pipe.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenants friend/guest said they had no notice. Tenant not home. I gave a pre-call 4 times no response.

08/16/17-Call for Access-Alex-P.Mngr-510-244-4656-Changed the insp from 08/17 to 08/31-No access to the unit on 08/17-per Alex-M.L
Call 30min prior 650-636-6424

No show @ 11:09 a.m. no one at home unit located upstairs.
7/31/17 - no show at 11:50am

2.7 Kitchen/Wall Condition
Cabinet doors wont stay close properly and needs repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat is too small and needs replacing with correct size.

Bath Toilet Handle Broken.

8.1 General Health and Safety/Access to Unit
Front screen door is badly torn and need replacing. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:15 I gave 4 pre-calls no response.

No show at 10:35 am no one present or at home. No pre-call # given.

FAIL: No work has been done to this unit.

CH 10-2-17 Pre call owner 30 min prior 650-636-6424
No show @ 1:24 p.m. no one at home. Black Acura parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

2.12 Kitchen/Sink
Faucet needs a aerator.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant has not let owner in to do repairs
No show at 9:40 a.m. brown house gate in the front no one home.

CH-3-9-18 R/S from 3-12-18 to 4-3-18 owner will be out of the country till 4-2-18 Pre call 510-334-6142
CH-2-9-18 R/S from 2-14-18 to 3-12-18 owner will be out of town. Pre call 30 min prior 510-334-6142

2.10 Kitchen/Stove or Range with Oven
Exhaust fan has excessive peeling paint present repair/replace

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.7 Bathroom/Wall Condition
Replace towel bar in bathroom

4.7 Other Rooms/Wall Condition
Both bedroom walls has dark discoloration present and needs to thoroughly cleaned and repainted

4.6 Other Rooms/Celing Condition
Both bedroom ceiling has dark discoloration present and needs to thoroughly cleaned and repainted

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
No thermostat and the cover for the wall heater is damage and needs replacing

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.3 Kitchen/Electrical Hazards
Both Florissant light bulbs are bad and needs to be replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin has rust spots present repair or replace.
3.12 Bathroom/Tub or Shower
Replace shower/tub diverter.
3.3 Bathroom/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2. GFI bad.
1.1 Living Room/Living Room Present
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No show the tenant was not at home and the manager would not enter without their permission.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.
1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to6-25-18 per Soco
CH-5-17-18 R/S from 5-21-18 to 6-11-18 owner will be out of town
CH-5-8-18 R/S from 5-14-18 to 5-21-18 tenant not able to be there that day
CH-4-26-18 R/S from 4-30-18 to 5-14-18 tenant is not able to be there that day
CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

4/6- Call prior 916-996-8028 Spoke with NEVIN (owner) stated hes not able to make it due to covering for someone at work. Death in family. Moved from 4/16 to 4/30 1-4pm. Notices mailed out.
CH-3-26-18 R/S from 4-2-18 to 4-16-18 owner not able to repair fails tenant not letting owner in
No entry the tenant showed be a document that this unit falls under the border of San Pablo. She already had a inspection and was waiting for the re-inspection by the City of San Pablo.

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-6-8-18 R/S from 6-11-18 to 6-25-18 owner states repairs are not done
Tenant Cornie Osteen - 510-712-3988

2.12 Kitchen/Sink
Water pressure is very low and needs to be increased.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Signs of water damage between the beams. The tenant stated when it rains water comes down through this area to the front door area. She is very concerned, owner possible roof leak please check it out.

4.8 Other Rooms/Floor Condition
Owner the tenant has stated that she pays for a storage unit monthly downstairs. But your things are occupying the unit which they are paying for. Remove all items that belongs to you and relocate them.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Peeling paint present at the 1ST unit outside eves at the front door area needs repair and repainting. Possible roof leak.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater Unit Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 2:40 pm no one home or present for the inspection.

No entry at 9:55 a.m. the tenant does not speak English and the owner or manager was not present.

No entry at 11:55 a.m. the tenant did not speak English and was confused why I was there. Owner or landlord was not present for the inspection.

4/2 - owner called stating tenant in 343 is uncooperative. Requested unit be switched. NEW Inspection address is now 347 not 343. rescheduled from 4/3 to 4/17. MW
1.1 Living Room/Living Room Present
No show at 1:50 p.m. no one home or present for the inspection. Green house.

No entry at 9:40 a.m. the tenant Carolyn, said she did not receive a notice for the inspection.

5-7-18: No entry 11:15 am tenant states they did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No entry at 2:25 p.m. no one home or present for the inspection.

No entry at 9:20 a.m. the tenant Mary, said she did not receive a notice for the inspection.

5-7--18 No entry 12:20 p.m. tenant states he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one home or present for the inspection.

5/29/18: No entry the tenant said the landlord will be back in the month of June and he did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection
1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one home or present for the inspection. Gated community.

1.1 Living Room/Living Room Present
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No entry at 12:30 p.m. the tenants said they had no notice for the inspection.

No entry at 2:15 p.m.. no one home or present for the inspection. The office left a notice for the inspection also emailed the tenant.

No show at 11:00 a.m. no one home I heard a dog barking in the background. I went to the office and they called the tenant on the phone but no one answered.

3.6 Bathroom/Ceiling Condition
Ceiling in the center bathroom needs cleaning and repainting

3.7 Bathroom/Wall Condition
Walls in the center bathroom needs cleaning and repainting

3.8 Bathroom/Floor Condition
Replace fallen baseboard in the bathroom

1.1 Living Room/Living Room Present
No show at 12:00 p.m. no one came to the door. There were 3 dogs in the gate two were barking still no one came outside. Green house gated.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the heater area. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.1 Living Room/Living Room Present
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

1.1 Living Room/Living Room Present
CH-7-9-18 Pre call owner 1 HR prior 714-322-7746 or 714-767-4429
gated area

1.1 Living Room/Living Room Present
CH-7-9-18 R/S from 7-18-19 to 8-15-18 owner is out of town pre call 415-302-9743

1.1 Living Room/Living Room Present
7/16/18 no show at 2:30
CH-6-7-18 pre call 30 min prior 510-342-8596
No show at 1:00 pm no one present for the inspection and the gate was locked.

No show at 9:15 am no one home or present for the inspection. Gate locked brown building.

No show at 12:35 p.m. the gate to the unit was locked no access. No one present for the inspection.

No show at 9:50 a.m. no one home or present for the inspection. Grey Honda Civic parked in the address stall.

2.1 Kitchen/Kitchen Area Present
CH-7-9-18 Gated area call 510-342-8596 to gain access

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet top with the correct one.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 Gated area code is 1272 Pre call owner 415-279-0270

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

1.6 Living Room/Ceiling Condition
Popcorn ceiling has dark discoloration present that needs cleaning also repainting.

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Drawer/ Damaged nails exposed.

3.4 Bathroom/Security
Bathroom door wont close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.
8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 Pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18-18 to 8-6-18 pre call 510-821-5946
1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-23-18 to 8-6-18 tenant has doctor appt
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065
1.1 Living Room/Living Room Present
CH-7-12-18 gated area code is #1198
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a match/lighter, repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-24-18 to 8-6-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-19-18 to 8-13-18 owner said tenants will be on vacation and can inspect any time 8/10-8/17. PH# 510-543-4944
1.1 Living Room/Living Room Present
CH-6-6-18 R/S from 6-11-18 to 717-18 owner days off are Tuesday and Wedneday
3/19 - spoke with owner rescheduled from 3/21 to 3/28 due to death in the family. MW
2/28 spoke with owner rescheduled from 3/5 to 3/21 due to conflict of availability. MW
CH-1-9-18 R/S from 1-29-18 to 1-30-18 owner day off are Tuesday and Wednesday. ph# 707-712-4709

1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.

2.4 Kitchen/Security
Replace double keyed lock for kitchen backdoor and replace with a thumb turn style deadbolt.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Install one on the lower level.

1.1 Living Room/Living Room Present
This is a Deli. The owner Jay said he would contact the office.

1.1 Living Room/Living Room Present
This is a section 8 unit.

1.1 Living Room/Living Room Present
CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

1.1 Living Room/Living Room Present
CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
Bathtub has peeling paint present and needs resurfacing.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

4.5 Other Rooms/Window Condition
The left bedroom window is crack from a bee be gun or of some sort of weapon. There is a hole present.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.
3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.
1.1 Living Room/Living Room Present
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.3 Living Room/Electrical Hazards
Front room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.
1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
CH-7-18-18 Owner call states no inspector ever show up and wants a pre call for next time 30 min prior 510-714-7006 7/16/18 inspector out, rescheduled to 8/14/18
CH-7-3-18 R/S from 7-19-18 to 7-16-18 owner has doctor appt
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123

2.10 Kitchen/Stove or Range with Oven
All burners on the stove do not light without a match or lighter. Repair or replace.

3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.1 Living Room/Living Room Present
No show at 11:45 am no one was present for the inspection.

1.1 Living Room/Living Room Present
This is a church not a residence.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

1.1 Living Room/Living Room Present
No show brown unit with a mat on the banister.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

1.1 Living Room/Living Room Present
CH-5-29-18 Pre call 1HR prior 415-847-8026 owner has 2 units

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

Check all three prong outlets.

1.1 Living Room/Living Room Present
7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.
4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.
4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.
1.1 Living Room/Living Room Present
No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.
1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-25-18 to 7-16-18 owner will be down here on the 16th and not the 25th. Gated area code is #3040. pre call 916-240-3065

7/16/18 inspector out, rescheduled to 8/14/18
1.1 Living Room/Living Room Present
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
1.1 Living Room/Living Room Present
7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 10:00 a.m. the windows were open and I called out City re-inspection but no one came to the door or werent home.

No show gate locked and no one present for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace the missing screen for the exhaust fan.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working as design repair or replace.

2. The overhead exhaust fan is not functioning repair or replace.
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
2.10 Kitchen/Stove or Range with Oven
The right rear and left front burner not working without a match. Repair or replace.
1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day
2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.
2.12 Kitchen/Sink
Faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper for the basin is damage.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Bedroom #2
7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.
4.3 Other Rooms/Elecrtical Hazards
Kids playroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant did not know about the ere-inspection for today.

Tenant Cheryl - 510-798-1488
1.4 Living Room/Security
2nd fail: the door was off the hinge and the owner stated the repair man went to get the materials. Repair / replace deteriorated front door and install weather stripping
2.12 Kitchen/Sink
2nd fail: Faucet damaged/leakage.
7.4 Heating and Plumbing/Water Heater
Remove discoloration off the walls in the hot water heater closet.
2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.
2.12 Kitchen/Sink
Disposal not functioning.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.
4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Location right wall.
2.12 Kitchen/Sink
Leak present underneath the sink.
8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home Grey porch.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one may need batteries.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.
1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
Call tenant 30min prior 909-731-0371 Spoke with owner Mr. Crocker and gave permission for inspection dept to speak with tenant Divanh. Spoke with tenant and scheduled inspection for 7/23/2018 9am-12pm.

For 5/8 inspection use 2nd entrance to complex near pool and enter gate code #9488 call 909-731-0371 if needed for issues getting into complex. MW
No entry at 3:15 pm the tenant was not notified by the owner.

No show at 1:45 p.m. no one home or present for the inspection.

No show at 1:35 p.m. no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Cannot use flex connection must be solid copper connection.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:40 pm White and grey house . No one home.

7/23/18 received proof unit is Section 8

1.1 Living Room/Living Room Present
No entry at 1:25 pm the tenant did not believe that I was the inspector and refused entry after I showed her address on my smartphone. She continued to doubt my position so I had to leave.

1.1 Living Room/Living Room Present
CH-7-24-18 Frank please check for second unit on this parcel

1.3 Living Room/Electrical Hazards
Entry outlet located right side of the door: Damaged outlet presents an electrical hazard it sparks.

3.12 Bathroom/Tub or Shower
2nd fail: the bathtub has rust spots and needs resurfacing not paint.

4.10 Other Rooms/Smoke Detectors
The rear bedroom smoke detector is not working repair or replace.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
6/26 Please contact property manager Frank 30min prior 510-367-7725
Owner called repairs are done but hes not able to be there. Tenant is able to but not on 7/17. Tenant will be available on 7/24 1-4pm. Per Leanna received ok from owner. Please contact property manager Frank 30min prior 510-367-7725

CH-5-3-18 R/S from 5-14-18 to 5-29-18 tenant and pm can not make it that day. pre call 510-367-7725 Frank

4.3 Other Rooms/Elecrtical Hazards
Master bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet. Check all outlets.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

1.1 Living Room/Living Room Present
No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not heating up as design repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 8-7-18 to 8-21-18 owner can not get off work

1.1 Living Room/Living Room Present
7/30- Owner called advised he will not be available during the time of inspection. Moved from 8/7 to 8/28/2018 in the AM 9am-12noon. Owner confirmed. Mailed out notices.

1.1 Living Room/Living Room Present
CH-7-30-18 R/S from 7-31-18 to 8-28-18 owner is out of country
7/25 Spoke with owner Chad, will be out of the country. Should be back end of August. Theres no open dates as of now. Move to 7/31. Will check on 7/30 for open dates in August.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan not working repair or replace.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. The smoke detectors are not testing as designed no green light present only flashing red light. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway light switch: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
1.The backdoor leading to the backyard is busted and needs replacing.

2. The security gate needs a top turn style deadbolt lock.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No entry at 10:25 a.m. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-7-11-18 R/S from 7-16-18 to 7-30-18 owner not done with repairs has the floor left to do
CH-6-7-18 R/S from 6-11-18 to 7-16-18 owner not done with repairs

2.10 Kitchen/Stove or Range with Oven
Replace the screen for the exhaust fan.

2.7 Kitchen/Wall Condition
The walls and ceiling has dark discoloration present and needs cleaning also repainting.

2.8 Kitchen/Floor Condition
The linoleum on the kitchen floor needs to be replaced. It is badly torn leading out to the backyard.

3.12 Bathroom/Tub or Shower
Repair the stopper in the bathtub it is no longer working.

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete the ceiling in the laundry room reinforce the beams and paint.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The broken railing going across the top of the stairs need to be completed.

1.1 Living Room/Living Room Present
7-12-18 R/S from 7-16-18 to 7-30-18 owner states repairs not done. Advise owner this is the last reschedule no more will be given
5/25- Owner called parts are not in yet. They should receive it by 6/1. Moved from 5/29 to 6/11 9am-12noon. Owner confirmed.

CH-5-14-18 R/S from 5-14-18 to 5-29-18 tenant had a death in the family. Pre call 30 min prior 510-388-3388
4/18 - spoke with owner and rescheduled inspection from 4/30 to 5/14. MW

3.4 Bathroom/Security
Bathroom door will not close securely.

4.4 Other Rooms/Security
Bedroom door wont close securely.

8.2 General Health and Safety/Exits
1. Must install a proper backdoor leading downstairs for exit and to the laundry room. Ply wood must be removed.

2. Glass pane broke on the other backdoor leading from the kitchen.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Washer and dryer.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

2.8 Kitchen/Floor Condition
Broken tile pieces on the kitchen floor needs replacing.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Some outlets are not grounded.

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.1 Living Room/Living Room Present
No entry the tenant did not speak English.

1.8 Living Room/Floor Condition
The unit is vacant and in the process of being renovated.

2.10 Kitchen/If No Stove
The stove is on order and the manager said it will be there on 06-26-18.

1.1 Living Room/Living Room Present
No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at 11:35 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.
1.1 Living Room/Living Room Present
No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No entry the tenant did not speak English.
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

2.12 Kitchen/Sink
Faucet Water Pressure Low.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-17-18 to 7-31-18 owner states repairs are not done. Pre call 30 min prior 510-232-4760
Pre call home no. 510-232-4760 and cell 510-697-2406

No show at 12:35 p.m. no one home.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.1 Living Room/Living Room Present
No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490

1.1 Living Room/Living Room Present
No show/entry at 1:00 pm. The owners were there for the inspection and said the tenant does not want the inspection. They will contact the office to discuss the matter.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one was home. The tenant next door in unit #1318 said they are home in the evening.

CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August
2.10 Kitchen/Stove or Range with Oven
The stove ignitor is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.
3.12 Bathroom/Tub or Shower
Replace damage diverter in the bathtub.
4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one inside the basement.

1.1 Living Room/Living Room Present
The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.1 Living Room/Living Room Present
No show at 9:20 am no one home or present for the inspection.

3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 11:00 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located near to the light witch.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.10 Kitchen/Stove or Range with Oven
Two or more burners not working without a match repair or replace.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.
4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:40 pm. the tenant said she did not receive a notice.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
2.12 Kitchen/Sink
Kitchen sink plumbing has a major leak.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/13- Spoke with the owner last week 8/10/2018. Stated this is a commercial property. Please cancel. Per Franks notes it is a church. Unit is canceled. New mailing address for Zane Clutts is 8161 GoldStream Ct. Middleton, Idaho 83644 925-683-6324

This is a church not a residence.
2.10 Kitchen/Stove or Range with Oven
Right burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working without a match, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
The owner has not complete all of the fail items at least two or more fails are left to repair.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 9:25 a.m. the owner said he did not receive a notice for the inspection.

No show at 1:25 pm. no one home.

CH-4-26-18 R/S from 4-30-18 to 6-4-18 owner states contractor is not done and needs more time
Pre-call tenant 510-837-8244 (Oscar) - Complaint inspection

1.6 Living Room/Ceiling Condition
Entry ceiling is torn and hanging repair/replace.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.7 Bathroom/Wall Condition
Bathroom walls have dark discoloration present and needs cleaning and repainting.

4.5 Other Rooms/Window Condition
The window seal in the front bedroom located upstairs is badly damage and needs to be repaired and repainted.

4.7 Other Rooms/Wall Condition
The wall in the front bedroom located upstairs has a large hole the needs repairing.

4.8 Other Rooms/Floor Condition
The carpet in the front bedroom located upstairs is badly soiled and has a mildew odor and should be cleaned or replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. The storage area where tenant stores there items has ceiling damage that needs repairing. Possible roof leak.

2. The walls and ceiling needs repairing. It has accumulated heavy dark discoloration all around, and has a bad mildew odor. Some of the tenants items have been ruin because of it.

1.1 Living Room/Living Room Present
Unit # 572 was inspected on July 30th and the fails were the outlets. This unit had been vacant for a couple of months. When I arrived the owner came out of unit #576 over to #572 and I inspected it instead of #576.

#572 was re-inspected for the outlets and pass. # 576 fail for the hot water heater flex.

No show at 3:30 p.m. no one home or present for the inspection.

7/16/18 inspector out, rescheduled to 8/14/18

No entry at 2:45 pm The unit is being renovated

The unit is being renovated. The owner was present and said he called the office last week and left a detailed message that he would be out of town for a few weeks and the unit was presently in renovation. But no one gave him a call back. He will try the office again.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper, or galvanize steel or c.p.v.c.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

1.1 Living Room/Living Room Present
This address is incorrect. There is no 4529 Wall ST . I also spoke with Claudia and Google it and did not see any address. However there is 4614 Wall St corner house.

No show at 1:40 p.m. no one home or present for the inspection. Corner house.

7/16/18 inspector out, rescheduled to 8/14/18

No show at 3:00 p.m. no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
No show at 9:30 a.m. the owners daughter said her father passed away. She did not receive a notice for the inspection and will contact the office.

Must give 1 hr notice to owner prior to arrival on 4/30 call 510-305-4226.
4/16 - spoke w/owner rescheduled from 4/17 to 4/30 Final Reschedule. MW
CH-3-30-18 R/S from 4-2-18 to 4-17-18 tenant is out of town. Pre call 1 HR prior 510-305-4226
7/16/18 no show at 3pm
3.12 Bathroom/Tub or Shower
1.The shower wall has peeling paint present repair or replace.

2. Tub shower diverter is bad.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:10 a.m. Grey Nissan also orange Honda in parked in the driveway.

CH-6-7-18 R/S from 6-11-18 to 7-11-18 owner is talking with the city about one of the fails it should be on them not the owner
CH-4-25-18 Owner gave permission to talk to tenant to re-schedule inspection
No show green house orange Honda SUV parked in the front. No one home.
6.4 Building Exterior/Condition of Exterior Surfaces
The owner stated to the tenant that he will be able to repair the fence in the month of September. Fail 08-14-18.

1. Repair or replace the falling fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds. Also there is poison oak growing in the back of the fence the needs to be removed and sprayed.
1.1 Living Room/Living Room Present
No show at 1:00 pm. the tenant did not receive a notice for the inspection.

No show at 1:05 a.m. no one at home.

No show at 9:00 am no one home. Green PRIUS in the driveway also a moving trailer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all outlets.

4.3 Other Rooms/Elecrtical Hazards
Front bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
The left side of the fence is falling/leaning towards the next door neighbors shared fence. Repair or replace.
1.1 Living Room/Living Room Present
No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

No show at 11:45 am no one was present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.
1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.
3.3 Bathroom/Electrical Hazards
GFI not testing as design repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.
1.1 Living Room/Living Room Present
No entry at 11:25 the tenant said he had no notice for the re-inspection.

CH-6-4-18 R/S from 6-5-18 to 6-18-18 tenant is out of town Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-8-13-18 R/S from 8-21-18 to 8-14-18 owner said this week would be better
CH-6-18-18 R/S from 6-25-18 to 7-16-18 tenant will not be there
No show at 11:25 a.m. the tenant said they did not receive a notice.

No show at 2:00 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet is loose
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

1.4 Living Room/Security
The patio door is very hard to open and close repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.
1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace stove.
1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.
2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.
1.1 Living Room/Living Room Present
8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.
7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.
1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to front door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The backyard is missing the fence also there is damage to the roof where the overhang is located. Repair or replace.

2. Cut the dead branches off the tree in the front of the house also away from the wires.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. Remove flex connection.

1.1 Living Room/Living Room Present
No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or there for the inspection. The previous tenant whos phone# is on the pre-call list has moved.

4-9-18 No show at 11:15 pre call no answer Gated community no access
CH-3-16-18 R/S from 3-20-18 to 4-9-18 owner has started evection on the tenant waiting for court date. Pre call 30 min prior 505-710-3854
CH-3-5-18 change time from 11-2 to 1-4 PM
2/8/18 - gated community, please call tenant Monique from gate at 530-558-5219 for access

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector upstairs in the hallway is missing expose wires are present. Replace smoke detector.

4.7 Other Rooms/Wall Condition
Water damage on the wall and around the window needs repairing. The tenant states water is coming in while it is raining.

She also states it comes in downstairs inside the family room but currently no damage is present. pass with comment.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

1.7 Living Room/Wall Condition
The walls located in the dining area and the hallway are chipped on the corners and needs repairing. Check all throughout the house as well.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet or GFCI.

1.1 Living Room/Living Room Present
No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.12 Bathroom/Tub or Shower
Replace the diverter.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. One testing hot neutral reverse next to the heater. Check all three prong outlets for repair.

1.4 Living Room/Security
The patio door is very hard to open and needs repair or replacement also there is a air gap when the door is closed.

1.8 Living Room/Floor Condition
Carpet is damage in some areas throughout the unit repair or replace.

2.5 Kitchen/Window Condition
The window seal has dark discoloration the needs cleaning and repainting.

3.12 Bathroom/Tub or Shower
Center control knob is incorrect repair/replace.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has dark discoloration that needs cleaning and repainting.

3.8 Bathroom/Floor Condition
Repair or replace damage linoleum located by the toilet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/18: No show at 2:00 pm. no one home front gate locked.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
No show the property manager said she only receive a letter for unit A only.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin upstairs right side Bathroom fixed wash basin or lavatory has a leak.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. Tenant clean the garage and make a clear path for exit.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
I spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-R/S from 8-20-18 to 8-21-18 owner states tenant will not be there

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Left bedroom ceiling has dark discoloration present and needs cleaning and repainting.

1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368

2.10 Kitchen/Stove or Range with Oven
The lights underneath the exhaust fan are not working replace the light bulbs.

3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.

8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.

8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

1.3 Living Room/Electrical Hazards
Living and dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards

1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present

No entry the tenant did not speak English.

1.8 Living Room/Floor Condition

The unit is vacant and in the process of being renovated.

1.1 Living Room/Living Room Present

No show at 9:30 am. no one at home.

No show at 11:30 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

H-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month

1.1 Living Room/Living Room Present

The tenant took the declaration paper to fill out.

1.1 Living Room/Living Room Present

No show at 9:40 am. no one at home.

No show at 11:40 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry.

1.1 Living Room/Living Room Present
No show at 9:45 am. no one at home.

No show at 11:45 a.m. no one home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the property manager said the tenant refuses entry. The tenant is out of town.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show no one at home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 9:55 am. no one at home.

No show. The tenant was at home but did not receive a notice for the inspection. However he would like another appointment.

1.1 Living Room/Living Room Present
No show at 10:50 am no one home.

No show at no one was at home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant was not home the manager would not enter without their permission they did not respond to the notice.

CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:00 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

Refuse entry.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:10 am no one home.

No entry the tenant did not speak English.

1.1 Living Room/Living Room Present
No show at 11:20 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant did not want the inspection.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

No show at no one was home.

6-25-18: No entry the property manager said the tenant refuses entry.

CH-4-12-18-R/S due to pending owner mtg. w/city attny. Check w city mid-June

No entry the tenant refuse entry management did not enforce.
CH-2-9-18 R/S from 2-13-18 to 3-13-18 Property Mgr went to Lina for extension and was granted 1 month
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.

1.1 Living Room/Living Room Present
CH-8-27-18 R/S from 9-10-18 to 8-28-18 owner will be out of the country. Pre call 30 min prior 510-289-1628

No show at 12:40 pm. the tenant was not home and no one was over 18yrs of age.

No show brown unit with a mat on the banister.

1.1 Living Room/Living Room Present
CH-8-27-18 Gated area front main gate code is #1671 or the back gate code is #1210

1.1 Living Room/Living Room Present
CH-8-27-18 Owner call and would like a Pre call 30 min prior 415-425-4115

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Leak present underneath the sink.

8.2 General Health and Safety/Exits
1. Backdoor exit the first step has dry rot present its a trip hazard.

2. The front gate/fence needs repair. It does not close as design.

2.10 Kitchen/Stove or Range with Oven
1. 1. Right rear burner not working repair or replace.

2. The oven does not work.

3. replace screen vents for the exhaust fan.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The basin is missing the stopper.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-5-31-18 R/S from 6-5-18 to 6-18-18 owner states tenant can not get off work that day

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
7-23-18 the tenant had someone there for the re-inspection however there was a dog in the backyard where the hot water heater was located unable to check. Earthquake straps needed on top and bottom.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

1.3 Living Room/Electrical Hazards
Entry door area: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-7-16-18 R/S from 7-18-18 to 7-24-18 tenant can not get off work that day. Pre call 510-316-1667

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet

4.10 Other Rooms/Smoke Detectors
The smoke detector in the master bedroom is to high to test and needs to be relocated 4 to 6 inches above the entry door inside the bedroom.

1.1 Living Room/Living Room Present
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

1.1 Living Room/Living Room Present
No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

4.10 Other Rooms/Smoke Detectors
1. rear bedroom needs a smoke detector. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one to the rear bedroom.

2. Hallway smoke detector not testing as design repair or replace.

1.1 Living Room/Living Room Present
7/24 Call 30min prior 510-236-8366 per Leanna spoke with owner.

1.1 Living Room/Living Room Present
CH-8-17-18 R/S from 8-20-18 to 8-27-18 owner said repair not done

1.1 Living Room/Living Room Present
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work has Friday off. Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-12-18 to 9-10-18 owner Tammy Brinkley can not get off work . Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison

1.1 Living Room/Living Room Present
CH-8-28-18 R/S from 9-25-18 to 9-5-18 owner will be out of town. Pre call 30 min prior 510-932-1039

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Remove the double sided key deadbolt and replace with a thumb turn style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete along the walkway. Trip hazard.

1.1 Living Room/Living Room Present
7/5 Call owner 30min 415-706-5268 owner is out of the country and will be back on 7/19. Re-scheduled for 7/30 11am-2pm. Owner spoke with Danielle to confirm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Their are small cracks in the basing that needs repair.

2. Replace damage stopper for the basin.

3.6 Bathroom/Ceiling Condition
Dark discoloration on the ceiling needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Peeling paint on the wall needs touch up/repainting.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with two prong outlets or GFCI.

Check all three prong outlets.

8.1 General Health and Safety/Access to Unit
Front door lock is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-16-18 to 7-30-18 owner is going back out of town for his job
No show at 3:20 p.m. no one home or present for the inspection.

No show at 2:50 pm no one at home.

No entry the owner was present working on the unit next door #572. He said the tenant was not home.

2.3 Kitchen/Electrical Hazards
The GFCIs in the kitchen are not working/not testing. No power. Repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Two outlets are not grounded.

1.1 Living Room/Living Room Present
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

1.1 Living Room/Living Room Present
CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

1.1 Living Room/Living Room Present
CH-8-14-18 R/S from 8-20-18 to 8-28-18 owner will be out of town. Pre call 30 min prior 408-206-6542

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet floor board is damage and needs cleaning and repainting. Also repair small hole in the wall.

3.12 Bathroom/Tub or Shower
1. The bathroom upstairs needs a towel bar.

2. Bathtub faucet needs a diverter.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
The bedroom door upstairs is damage and will not close repair or replace.

4.5 Other Rooms/Window Condition
The window inside the master bedroom will not lock. Repair or replace.

4.6 Other Rooms/Celing Condition
Master bedroom ceiling has some soft spots possibly water damage it needs to be repaired.

8.1 General Health and Safety/Access to Unit
The front security gate is damage and needs to be replaced.

1.1 Living Room/Living Room Present
8/16 Owner Ada called in needs to re-schedule. Needs more time. Ordered door and hasnt come in yet. Also, still needs to take care of the peeling and chipping paint. Advised her I can move it out to 8/28 11-2pm for now because theres no inspections scheduled for Sept. If your not ready by 8/28 then call me back a few days prior then I can move it to Sept.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet handle is broken repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Ext. Fr. Porch = Boards Rotted on the patio.

2. The banister has dry rot on the corner and needs replacing.

3. The front porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-8-29-18 Pre call 1 HR prior 510-332-2901
No show at 10:35 am. the tenant was home but said they had no notice for the inspection.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

2.10 Kitchen/Stove or Range with Oven
Repair or replace damage exhaust fan over the stove.

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or there for the inspection

per email from Frank, moved from 9/17 to 8/28.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

1.1 Living Room/Living Room Present
8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:30 a.m. no one at home.

No show at 11:40 a.m. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal the holes around the faucets next to the washer.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
8/17 8/17- Owner will be out of town. Moved from 8/21 to 9/5 1-4pm. Eric No need to send notices he will advise tenants. Alison

No show at 11:45 a.m. Green house blue car parked in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove all items out of the shed that belong to the owner. Also the shed needs to be removed. Possible rat infestation underneath the floor board.

8.2 General Health and Safety/Exits
1. The backdoor frame is damage and needs repair.

2. Wall damage in the right corner by the backdoor also needs repair.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats.

1.1 Living Room/Living Room Present
No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town

4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home for the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home for the inspection.

1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 10:20 am no one home for the inspection.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-8-22-18 R/S from 8-28-18 to 9-5-18 owner has appt.
CH-7-12-18 R/S from 7-17-18 to 7-31-18 pre call 415-235-0368
3.13 Bathroom/Ventilation
Downstairs exhaust fan is not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Remove all clutter from the side of the house.
8.1 General Health and Safety/Access to Unit
Front door lock need a strike plate.
8.2 General Health and Safety/Exits
The front and side backdoor needs to be weather stripped.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. The tenant is stating she is hearing mice or rats in the house coming through the garage. But has not seen them visually. Owner was present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:00 am. the tenant was not home. I gave a pre-call stating what time I would be arriving. I rang the doorbell and knocked but no one was at home. Yellow house and blue Chrysler parked in the driveway. I also called while in front of the house but no answer. I left another message.
1.1 Living Room/Living Room Present
9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382
1.1 Living Room/Living Room Present
Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
1.1 Living Room/Living Room Present
CH-9-7-18 R/S from 9-10-18 to 9-19-18 tenant unable to be there that day. owner gave permission to schedule with the tenant if she calls in. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call 30 min prior 510-418-1430
1.1 Living Room/Living Room Present
CH-9-10-18 R/S from 9-11-18 to 10-8-18 Owner just got back from out of the country and her handyman will be back 10-5-18
CH-9-10-18 Address is 1803 not 1807 MUST GO TO 1803 ROOSEVELT AVE. Owner ph# 510-928-5942
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
1.1 Living Room/Living Room Present
This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.1 Living Room/Living Room Present
No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-9-11-18 Pre call 30 min prior 510-910-0589

3.12 Bathroom/Tub or Shower
The tub/shower diverter is bad repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Hallway outlet is testing hot neutral reverse must repair .

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

3.3 Bathroom/Electrical Hazards
Light fixture is not working as design repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Outlet for the washer and dryer is testing hot neutral reverse. It needs to be repaired.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The light fixture is not coming on inside the master bathroom toilet area.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

3.12 Bathroom/Tub or Shower
Master bathroom downstairs shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
The shower doors are hard to open. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town

2.12 Kitchen/Sink
Faucet Water Pressure Low.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Location next to the ironing board.

3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure

3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.
1.1 Living Room/Living Room Present
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.
1.1 Living Room/Living Room Present
No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 10:35 am. cannot locate the address.

No show at 1:55 pm. no one was home or present for the inspection.

7/16/18 no show at 2:20

No entry at 10:10 a.m. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one was home or present for the inspection.

No show at 2:50 pm. no one home or present for the inspection.

7/16/18 no show at 3:40
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working without a lighter or match. Repair or replace.
2.12 Kitchen/Sink
Faucet damaged/leakage. Hot and cold water control is opposite repair or replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat not working as design repair replace.
7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom. Missing one strap.
1.1 Living Room/Living Room Present
8-23-18 R/S from 8-27-18 to 9-11-18 owner has appt. Pre call 30 min prior 510-334-5655
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle not working properly.
4.4 Other Rooms/Security
One bedroom door locked unable to do the inspection. Remove the lock.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.
8.10 General Health and Safety/Site and Neighborhood Conditions
There is a trip hazard present as you walk up the walkway repair or replace.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The left side of the stove burners not working without a match. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The water pressure is very low.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:55 am. no one at home or present for the inspection. Brown house.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan on the stove is bad repair or replace.

1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.

2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.

2.6 Kitchen/Ceiling Condition
The ceiling has excessive grease present and needs to be cleaned and repainted. Kitchen being painted is optional.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1ST bedroom door has been replaced. However it is missing the door knob hole and door knob also no strike plate.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm brown house no one at home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

4.7 Other Rooms/Wall Condition
The wall in the corner of the bedrooms have slight discoloration on the walls. The tenant has pictures.

4.8 Other Rooms/Floor Condition
There were signs of mold growing on the tenants bed (small area) she has pictures too.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.

7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

1.1 Living Room/Living Room Present
No show at 10:30 am. no one home or present for the inspection.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

2.10 Kitchen/Stove or Range with Oven
The oven does not work. The stove/oven needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
The front and rear gate needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.3 Living Room/Electrical Hazards
Their is a loose outlet located by the window.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Also re-chalk the shower.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

1.1 Living Room/Living Room Present
No show at 1:25 pm. brown house blue trim. no one home or present for the inspection.

CH-9-4-18 R/S from 9-5-18 to 9-12-18 tenant will not be home
No show at 9:15 am. no one was home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

Refrigerator Gasket Deteriorated.

ice machine not working properly.

3.3 Bathroom/Electrical Hazards
Replace cover switch plate. Small crack.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show at 9:05 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 30 min prior 510-529-6677 gated area

1.1 Living Room/Living Room Present
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.

1.1 Living Room/Living Room Present
9-14-18 Pre call 1 HR prior 707-983-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

2.7 Kitchen/Wall Condition
Repair bucking on wall.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the stopper for the bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.1 Living Room/Living Room Present
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection
1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 10-8-18 to 9-26-18 owner wants a sooner date. pre call 1 HR prior 415-601-2207
CH-9-17-18 R/S from 9-26-18 to 10-8-18 owners not ready did not let tenant know about inspection. Pre call 415-601-2209
1.1 Living Room/Living Room Present
No show at 3:25 pm no one home or present for the inspection. Tan/brown house with a green front door.

The property manager said he spoke with the office to let them know that the property was being sold. He said the property has be sold. He will contact the office.

9/17/18 received proof of sale of property
1.1 Living Room/Living Room Present
9/17/18 received Tenant Refusal to Allow Inspection form.

No show at 2:15 pm. the owner was present for each inspection and the tenant will not open the door. The owner stated the tenant told her she would be there this time and let her in to do the inspection. But the tenant did not open the door again. She is refusing to allow access for the inspection.

No show/no entry. The owners were present and said the tenant was not at home. They did not want to enter the premise.

8/1 Owner Shirley called needs a 30min pre call cell 510-703-2711 and 510-525-4490
1.1 Living Room/Living Room Present
CH-Pre call owner 30 min prior 510-334-4151 has 2 units
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.12 Kitchen/Sink
Repair or replace loose faucet handle on the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle damage repair or replace.
1.1 Living Room/Living Room Present
CH-7-13-18 R/S from 7-17-18 to 8-6-18 tenant is out of town. Pre call 415-858-5290-Gated community
No show at 12:00 p.m. no one home or present for the inspection. Gated community.
1.1 Living Room/Living Room Present
No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the refrigerator.
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.
3.3 Bathroom/Electrical Hazards
Bath downstairs GFI Bad.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.
4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

1.1 Living Room/Living Room Present
No show at 10:20 am. no one there for the inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.

2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.

2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.

3.2 Bathroom/Electricty
The ceiling light is missing the cover.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.

3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.

1.1 Living Room/Living Room Present
No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.

1.1 Living Room/Living Room Present
No show at 1:00 pm. no one was home or present for the inspection.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing stoppers in each bathroom.

2. Repair small chips in the basin.

3.12 Bathroom/Tub or Shower
Master bathroom: Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is hanging with exposed wires present.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner there are cables falling onto the property.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Stair=handrail is weak.

2. The light fixture on the porch does not work. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The wood frame on the front window is dry rot and needs to be replaced.

2. The fence is leaning on the left side of the house.

3. The plums on the ground needs to be cleaned off.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
CALL 15MIN PRIOR TO ALEXA 510-479-2190 OR OFFICE 510-243-1777 OR 510-851-5248 CHARLOTTE SAULTER FOR ACCESS

No show at 12:50 pm. no one home.

No show at 1:45 pm. no one home brown house fence with gate also white rocks in front.

No show at 1:45 pm brown house American flag in the front. No one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

1.3 Living Room/Electrical Hazards
One outlet only: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
CH-9-18-18 gated area call 650-219-7662

1.1 Living Room/Living Room Present
CH-7-19-18 R/S from 7-25-18 to 8-6-18 owner states out of town will be back August

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also add one inside the basement.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is bad.

4.6 Other Rooms/Celing Condition
Peeling paint present on the ceiling.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damage steps.

1.1 Living Room/Living Room Present
The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. or two prong outlet.

1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Kitchen sink trap is stopped up.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Drain cover is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Add one inside the basement.

4.5 Other Rooms/Window Condition
Window pane broken in the first entry door to the unit.

4.8 Other Rooms/Floor Condition
Carpet in bedroom is damage. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2. The tenant is stating the dryer stopped working.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds. Also front yard.

2. Rear Yard = Excessive Debris belonging to tenant Safety Hazard.

1.1 Living Room/Living Room Present
This is not a R/S keep on for 8-10-18
CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors.

3.7 Bathroom/Wall Condition
Replace missing door frame/border.

4.10 Other Rooms/Smoke Detectors
1. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.

2.10 Kitchen/Stove or Range with Oven
The control panel for the stove is damage repair or replace.

1.1 Living Room/Living Room Present
No show at 3:05 pm no one was present or home for the re-inspection.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.

1.1 Living Room/Living Room Present
The front desk manager said he did not know about the inspection at 2:55 p.m..

The property managers said they did not receive a notice at 1:00 pm.

7/16/18 inspector out, rescheduled to 8/14/18

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.

4.10 Other Rooms/Smoke Detectors
The smoke detector is not working as design repair or replace.

7.4 Heating and Plumbing/Water Heater
Replace the cover for the hot water heater.

8.1 General Health and Safety/Access to Unit
The gate leading to the unit is not closing securely repair or replace.

1.1 Living Room/Living Room Present
CH-7-20-18 Pre call 30 min prior 408-888-4422
No show at 1:10 pm Brown house and a SUV Venza was parked in the driveway.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom outlets not testing as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 p.m. no one at home. I waited 5 minutes, corner home.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Center bedroom not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.

1.1 Living Room/Living Room Present
No show at 12:50 p.m. no one home. Front gate was locked, cream and white house and gate.

8/17 Alex (pm) called need more time due to lack of funds. Still working on fence. As of now I can move inspection to 8/28 11am-2pm. Advised Alex to call me a couple days prior then we can move it out to Sept. Nothing scheduled for Sept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the right side of the house from the joining neighbors property is falling on to the house and needs to be replaced.

7.6 Heating and Plumbing/Plumbing
The water faucet outside is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
The stove burners are not working without a lighter repair or replace.

3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.7 General Health and Safety/Other Interior Hazards
Unit = Excessively Dirty/Poor Housekeeping.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 45 min prior 510-691-0213 or 510-691-6342
No show at 12:00 pm. no one home came back at 12:45 pm no one present for the inspection.

3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.

3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.

4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.

2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.

1.1 Living Room/Living Room Present
CH-9-20-18 Pre call 30 min prior 510-778-8060. Owner call said inspector never show up he was there til 2:00PM and the tenant was there also all day. No show at 1:45 pm no one present for the inspection no entry gated community.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets. Check all three prong outlets for ground.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace the aerator for the faucet.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-13-18 to 9-18-18 owner wife has doctor appt. Pre call 925-727-7123
7/19- Per Iqwan re-schedule unit out to mid Sept. Moved inspection from 7/30 to 9//12/2018. Owner is having issues with tenant and times. Also not sure what hes going to do with the tub. Mail out notices.

CH-6-4-18 R/S from 6-4-18 to 6-25-18 pre call 30 min prior 925-727-7123
3.12 Bathroom/Tub or Shower
The bathtub needs resurfacing peeling paint present.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenants.Safety Hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The tenant is stating that the ceilings on both sides of the wall heater are smoked up due to the venting. Clean vents and have the heater inspected for safety.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working repair or replace.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.

7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.

4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.

6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show the tenant wasnt home.

3.3 Bathroom/Electrical Hazards
GFI is bad.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

2.3 Kitchen/Electrical Hazards
GFI bad.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 9-24-18 to 10-17-18 owner will not be back in town til 10-17-18
8/28- Spoke with owner Mark Judson will be out of town. Moved from 9/11 to 9/24 11am-2pm. Mark confirmed and request notice to be mailed. Notice mailed out 8/29.

1.1 Living Room/Living Room Present
CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.

2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.

2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.

3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call 30 min prior 510-236-8366
9/14 Spoke with Bartels. They are not available and tenant will not be home. Moved from 9/17 to 9/24 1pm-4pm.

No show at 10:10 am. no one home or there for the inspection.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Right wall at the entry.

3.6 Bathroom/Ceiling Condition
Dark discoloration present.

3.7 Bathroom/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Right bedroom door damaged.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlet.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to yourself and neighbor.Safety Hazard.

7.4 Heating and Plumbing/Water Heater
Hot water heater closet is damage and needs repairing.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property. Non working car in the driveway.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 9-27-18 to 10-16-18 pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:40 a.m. no one was home or did not answer the door. There was a grey PRIUS parked in the driveway. Green house.

2.10 Kitchen/Stove or Range with Oven
Stove oven not working repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair/replace the toilet for the upstairs bathroom.

4.4 Other Rooms/Security
Three bedrooms were locked at the time of the inspection. They must be inspected at the date of the re-inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Rear Yard = Excessive Debris belonging to Neighbor.Safety Hazard.

1.1 Living Room/Living Room Present
CH-7-31-18 R/S from 8-7-18 to 8-22-18 pre call 510-872-6504

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right side of the sink.

4.3 Other Rooms/Elecrtical Hazards
1. The den outlets: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 11:05 am no one home. Dodge Neon parked in the driveway.

1.8 Living Room/Floor Condition
The carpet is buckling in the family room it does not look like it can be stretched back into shape and should be replaced.

1.1 Living Room/Living Room Present
No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

2.3 Kitchen/Electrical Hazards
GFI bad left side of sink. One is not testing repair or replace.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416

1.1 Living Room/Living Room Present
9/11 Owner called stated tenant will not be there shes out of town and hes n/a. Moved from 9/17 to 9/24 1pm-4pm. Owner will be there.

CH-8-21-18 R/S from 8-28-18 to 9-17-18 owner is out of town will be back mid Sept. Pre call 30 min prior 925-997-7287

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or a two prong outlet.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage door needs to be weather strip.

8.10 General Health and Safety/Site and Neighborhood Conditions
As you walk up the walkway there is a crack in the concrete that needs repair. Trip hazard.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970

1.1 Living Room/Living Room Present
CH-9-25-18 Pre call 30 min prior 510-480-7005
CH-9-24-18 R/S from 9-25-18 to 10-24-18 owner states tenant has a emergency. Owner gave permission for tenant to be there in her place.

1.1 Living Room/Living Room Present
CH-9-25-18 Gated area code is 297. pre call 650-454-4701
CH-9-24-18 R/S from 10-2-18 to 10-9-18 property mgr unable to make it that day.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

1.3 Living Room/Electrical Hazards
Dining room A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home or present for the inspection. Small grey car parked in the driveway. I spoke to the owner later he said he would have to reschedule.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

2.12 Kitchen/Sink
Disposal not functioning.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove or relocate some of the wood to avoid rodent infestation etc.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. No working smoke detectors in the house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.

3.7 Bathroom/Wall Condition
Wall damage next to the toilet.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or back to two prong outlets. Check all three prong outlets. Kitchen outlets are grounded.

1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:20 pm. no one home or present for the inspection. Yellow and blue trim house.

1.1 Living Room/Living Room Present
CH-9-26-18 Pre call 30 min prior 415-597-6209
No show at 2:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
CH-9-26-18 R/S from 10-2-18 to 10-22-18 owner can not get off work Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home or present for the inspection.

No show at 12:40 pm. no one home or present for the inspection.

No show at 9:20 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one home or present for the inspection. Front gate was locked.

No show at 12:25 pm. no one home or present for the inspection.

No show at 12:10 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Replace one missing stove knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

3.6 Bathroom/Ceiling Condition
Ceiling and wall has peeling paint and needs repainting.

4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

1.7 Living Room/Wall Condition
The walls throughout are very dirty and need cleaning and repainting.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located next to the bed.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
Right front burner not working without a match repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

1.1 Living Room/Living Room Present
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home. Brown building.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
2.8 Kitchen/Floor Condition
The floor leading from the kitchen to the back door is very soft and needs repair. There is Duck tape covering the area. May need to replace the linoleum.
1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
1.1 Living Room/Living Room Present
Right front burner not working repair or replace.
4.4 Other Rooms/Security
Bedroom door is damage and needs replacing.
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
9-28-18 R/S from 10-3-18 to 10-4-18 owner has an appt. pre call 30 min prior 510-834-5399
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.
1.1 Living Room/Living Room Present
Dupe entry
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
5.4 Secondary Rooms/Other Potential Hazardous Features
Unable to locate any carbon monoxide with property manager. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.
3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.
1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.10 Other Rooms/Smoke Detectors
1. Replace the missing smoke detector in the center bedroom.

3rd fail: 2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

1.3 Living Room/Electrical Hazards
Outlet on left wall only but check all outlets. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 9:55 am no one home or present for the inspection. White Jeep in parked in the driveway. Dog inside at the front door but no answer.

9/6 Spoke with owner. Daughter has been living in the unit for the past 15yrs. She didnt realize family is exempt. She mailed in proof of exemption on 8/28/2018. I advised her we havent received proof yet but I will make sure inspector will not inspect unit. He will only inspect 5722 San Jose. Alison

1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town. pre call 30 min prior 510-409-4382

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.
1.1 Living Room/Living Room Present
No show at 10:30 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
Current one not working may need batteries.
7.4 Heating and Plumbing/Water Heater
Remove flex connection and replace with solid copper or galvanize steel or C.P.V.C..
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.

1.1 Living Room/Living Room Present
The tenant needed to cancel the inspection. She was call in for a interview for a new job.
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-2-18 to 10-15-18 owner is sick. Pre call 30 min prior 510-334-3244
1.1 Living Room/Living Room Present
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.
1.1 Living Room/Living Room Present
10/2 Call owner 30min prior 510-913-8830 Spoke with Mr. Strickland rescheduled inspection for 10/8 11M-2PM.
1.1 Living Room/Living Room Present
Make first on route
No show at 10:45 am. no one home or present for the inspection. Grey and blue house.

8/28 Please be there after 3:30pm. Pre call 30 min prior 504-717-6735 The owner lives in Maryland so the tenant will be there. Tenant is a school teacher and will be there after 3:30pm. (owner requested to make sure to put this note in) He will call back if he needs to reschedule. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 208-598-5150 Spoke with Midori rescheduled from 10/3 to 10/26/18 11am-2pm.
1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-2-18 Owner would like a pre call 408-318-4291
No show at 10:15 am no one home for the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left control knob for the faucet is loose.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 9:30 am. no one home brown building.
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
1.8 Living Room/Floor Condition
The boarders around the floor are broken/missing. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front and left rear burner are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

2.12 Kitchen/Sink
Secure kitchen faucet very loose.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
The right bedroom door is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 owner needs 1-4PM make last on route

1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-23-18 to 10-26-18 Owner gave permission for tenant to be there in owner place. Pre call 30 min prior tenant cell# 510-375-5024

cH-10-3-18 R/S from 10-23-18 to 11-5-18 owner is going on vacation leaving 10-16-18 to 11-16-18 -phone number 510-215-7775 or cell 510-910-0970

No show at 2:00 pm. no one home. Red glass door with a neighbor watch warning sign in the window.

1.1 Living Room/Living Room Present
CH-10-3-18 pre call 30 min prior510-685-7720

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773

No show at 11:50 am no one home. Brown building.

1.8 Living Room/Floor Condition
The carpet is worn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet is testing hot neutral reverse.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

2.7 Kitchen/Wall Condition
Repair the wall by the kitchen window above the sink.

2.10 Kitchen/Stove or Range with Oven
Replace two broken control knobs on stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
1.1 Living Room/Living Room Present
CH-9-6-18 R/S from 9-10-18 to 9-12-18 owner call in gave permission to let tenant reschedule.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
CH-10-4-18 Pre call 30 min prior 510-501-8547

No show at 12:25 pm no one was present or home for the re-inspection.

No show at 9:30 am, brown house with a grey front door. A Ranger truck was parked in the driveway.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
Some outlets are grounded check all.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded check all.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
2.10 Kitchen/Stove or Range with Oven
Repair hairline crack under the exhaust fan.
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.

8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-9-11-18 R/S from 9-18-18 to 10-4-18 owner will be out of town. Pre call 1 HR prior 510-375-.625
No show the landlord said to let you know she has been trying to reach you to reschedule and left messages but have not receive a call back. Please contact the owner.

CH-7-16-18 spoke with owners daughter would like a 1 HR pre call 510-375-0625
CH-7-13-18 R/S from 7-17-18 to 7-31-18 owner will be out of town
2.12 Kitchen/Sink
Faucet Water Pressure Low.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing tile pieces for the counter top.
3.12 Bathroom/Tub or Shower
Tub/Shower Water Pressure
3.7 Bathroom/Wall Condition
1. Replace or remove the towel bar fixtures edges and screws are a cut hazard.

2. Repair or replace soap dish in the bathtub.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.7 General Health and Safety/Other Interior Hazards
There is torn carpet on the staircase which is a trip hazard. Repair/Replace.
1.1 Living Room/Living Room Present
No show at 2:20 pm. White truck parked in the driveway.

This should be 650 S 20TH ST!!!!!

Their is no 650 address on 20th ST. Last time I tried to see if there was another unit but was told next door wasnt a second property.

No show at 12:10 pm. no one home or present for the inspection.

This should be 650 STH ST. Concrete Brown color house with a white garage. No show at 3:35 pm., there was a small car parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No entry section 8 unit.

No entry 1:30 pm. this is a section 8 unit.

No show no entry at 1:25 pm. this is a section 8 unit. When I did inspections for the Richmond Housing Authority a month ago this was a unit I inspected.

This is a section 8 unit.
1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.
1.1 Living Room/Living Room Present
CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.
2.3 Kitchen/Electrical Hazards
GFI bad.
2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.
3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.
4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.
3.3 Bathroom/Electrical Hazards
1. GFI bad.

2. replace hairline crack cover plate.
4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.
1.1 Living Room/Living Room Present
CH-10-2-18 Call owner 30min prior 510-913-8830
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 Pre call 1 1/2 HRs prior or night before 510-520-6809 owner has 2 unit schedule
1.1 Living Room/Living Room Present
CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

Gated community Call Tonette 510-710-1150 prior for access.
2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.
1.1 Living Room/Living Room Present
No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.
1.4 Living Room/Security
The patio door is damage and needs repair or replacing.
1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.
2.12 Kitchen/Sink
The faucet needs a aerator.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.
3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice from the owner.

No show at 9:30 am. the tenant said the owner rescheduled the appointment for a later date.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
The light switch is broken and needs to be replace.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one home for the inspection. Lock box on the door.

No show at 1:05 pm. no one home or there for the inspection.

No show at 12:05 pm. no one home or there for the inspection.

No show at 9:30 p.m. no one was home there was a fed ex note for pick up on the front door.
1.1 Living Room/Living Room Present
No show at 10:00 am. the unit is not occupied at this time owner will contact the office..

No show at 1:43 pm. the owner says it is vacant not a rental.

No show the owner says it is vacant not a rental. Owner will contact the office he said over the telephone.

This is a grocery store and This unit is vacant and is in the process of being renovated.
1.1 Living Room/Living Room Present
No show at 12:30 p.m no one home for the inspection. Brown building.

No show at 11:55 am. no one at home.

No show at 11:50 a.m. no one at home.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located underneath the counter in the dining room.
1.1 Living Room/Living Room Present
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.
1.1 Living Room/Living Room Present
No show at 2:50 pm. no one present for the inspection and this is a gated community.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the microwave.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
1.1 Living Room/Living Room Present
No show at 1:05 pm no one was present or home for the re-inspection.

CH-8-2-18 R/S from 8-13-18 to 8-7-18 owner has that day off
1.1 Living Room/Living Room Present
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
No show at 1pm. grey building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working without a match repair or replace.

1.1 Living Room/Living Room Present
CH-10-9-18 R/S from 10-22-18 to 10-26-18 tenant can not get off work per owner pre call 30 min prior 916-595-8888

1.1 Living Room/Living Room Present
CH-10-9-18 Owner would like a pre call 30 min prior 408-828-3927

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

4.3 Other Rooms/Elecrtical Hazards
Bathroom upstairs: A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show at 1:35 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 1:25 pm no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-5-18 R/S from 10-8-18 to 10-9-18 per owner did not get fail list. Pre call 1 HR prior 510-453-0595

No show at 2:15 pm no one home.

4.3 Other Rooms/Elecrtical Hazards
Replace cover plates for all light switches.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.

4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.

1.1 Living Room/Living Room Present
No show at 11:05 am. the tenant said she had not been notified about the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

1.1 Living Room/Living Room Present
CH-10-11-18 R/S from 10-25-18 to 10-26-18 Owner can only make the 26th as well the tenant. Pre call 30 min prior 510-691-5794 gated area
No show at 1:25 pm. no one home or present for the inspection. Gated community.

No show at 1:20 pm. no one was home. I called the phone # for the owner on the drive sheet. He answered and said he sold the property 2 yrs. ago. Please contact the previous owner to see if this is for a new owners rental.

No show at 2:20 pm. no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-813-5922

1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024

1.1 Living Room/Living Room Present
No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.

2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.

3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.

3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.

3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.

4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

2.10 Kitchen/Stove or Range with Oven
Exhaust fan is missing the screen. Must replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Faucet damaged it does not turn from one side to the other as design. Repair or replace.

3.12 Bathroom/Tub or Shower
Upstairs center bathroom shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Large cracks in the front driveway presents a tripping hazard. Needs repair.

8.1 General Health and Safety/Access to Unit
The door knob for the security gate is missing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working without a match repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

2.10 Kitchen/Stove or Range with Oven
The burner is not working without a match. The owner was present and said he is ordering a new stove top.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

1.1 Living Room/Living Room Present
No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.

8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets

5.2 Secondary Rooms/Security
Repair / replace lock on patio door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545
2.10 Kitchen/Stove or Range with Oven
Replace damage microwave handle.
3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.
7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:35 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call owner 30 min prior 510-517-2575
No show at 1:25 pm no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
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1.1 Living Room/Living Room Present
CH-10-16-18 Pre call 30 min prior 510-206-6884
1.1 Living Room/Living Room Present
CH-9-10-18 Pre call PM Ernie 30 min prior 510-368-2890
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.4 Other Rooms/Security
The bedroom downstairs door was locked. I will need to check at the re-inspection. Remove key lock.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
2.10 Kitchen/Stove or Range with Oven
The exterior siding for the stove is missing metal is exposed. Repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle is very loose.
3.12 Bathroom/Tub or Shower
The trip lever 3 hole round plate is missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. No heat.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working without a match repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Upstairs.

4.3 Other Rooms/Elecrtical Hazards
1st bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
1st bedroom door is missing the door knob.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
Screen for the exhaust fan is missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

1.1 Living Room/Living Room Present
CH-9-21-18 R/S from 10-1-18 to 10-16-18 Owner will be out of country till 10-15-18. Pre call 1 HR prior 925-818-0858

No entry at 12:05 pm the tenant said it was rescheduled for 10-17-18.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working as design repair or replace.

2. Microwave not working repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the bedrooms are not connected exposed wires hanging. Repair or replace or cover the old smoke detectors.

4.8 Other Rooms/Floor Condition
The carpet is buckling in the hallway.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.

Some outlets are grounded no need to fix those.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

2.10 Kitchen/Stove or Range with Oven
The stove/oven is not working as design repair or replace.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets.(If some are grounded no need to replace them).

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.

1.3 Living Room/Electrical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

8.10 General Health and Safety/Site and Neighborhood Conditions
Lots of broken concrete in the backyard presents a tripping hazard. All concrete which presents a trip hazard needs to be repaired.

8.4 General Health and Safety/Garbage and Debris
Garage: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. clutter hazard in the backyard.

2. The front yard needs cutting.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the dining room area at kitchen entry.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are chirping throughout the house. Repair or replace.
1.1 Living Room/Living Room Present
No show at 10:25 am no one home or present for the inspection. Brown house dog barking at the front door.

No show at 9:25 am. no one home or present for the inspection.

No show/entry at 11:40 a.m. the tenant said she did not receive a notice and the owner told her it was for a later date.

CH-8-20-18 R/S from 8-21-18 to 9-5-18 tenant out of town
4.7 Other Rooms/Wall Condition
Repair the small hole in the sheet rock located next to the closet in the childrens bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair the hole in the wall located inside the garage.
1.1 Living Room/Living Room Present
No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.
1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 11:20 am. yellow building brown door. Purple car parked in the driveway. I do not know for which resident. I parked across the street and waited 10 minutes.

CH-10-19-18 pre call 30 min prior 510-334-8546 or 510-334-8542
CH-9-28-18 R/S from 10-3-18 to 10-23-18 owner has appt.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. downstairs left of the sofa bed.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

2.10 Kitchen/Stove or Range with Oven
The right rear burner is not working without a match. Repair or replace.

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH10-22-18 R/S from 10-26-18 to 10-23-18 owner wants earlier date
No show at 1:25 pm. no one home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:30 am. no one there for the inspection. Green house.

No show at 10:20 am. no one there for the inspection.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets.
2.10 Kitchen/Stove or Range with Oven
Stove is missing one control knob.
2.8 Kitchen/Floor Condition
Three or more tile pieces are missing leading towards the backdoor. It must replace it is a trip hazard.
3.12 Bathroom/Tub or Shower
The shower doors are falling off the track and should be replaced or removed.
3.2 Bathroom/Electricty
The ceiling light is missing the cover.
3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damage floor board it is a trip hazard.
1.1 Living Room/Living Room Present
No show at 9:20 am. The owner stated the tenant has moved out and the unit is being renovated. Currently no rental. He will contact the office.
CH-9-14-18 Pre call 1 HR prior 707-953-2749
No show the owner needs to reschedule. He said he called the office last week and left a message.

CH-7-18-18 Pre call 1 HR prior 415-412-2587 or 707-953-2749 has 2 units
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence in the backyard. Repair or replace.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
Cut the yard front and back.
1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.
4.7 Other Rooms/Wall Condition
Tenant make a clear path to the window for exit in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Abandoned Vehicles in street on property.

2. Repair broken concrete, more than 1 1/2 inch high.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Backdoor hard to open, close, and deadbolt top lock. The door swells and needs repair.

4.3 Other Rooms/Elecrtical Hazards
Rear center bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Unable to check all three prong outlets due to furniture and beds covering the outlets. Owner check all. Grounded outlets are correct.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:05 pm. pink building lower unit right side.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all. Grounded ones are correct.

2.3 Kitchen/Electrical Hazards
GFI bad located next to the kitchen sink.

3.3 Bathroom/Electrical Hazards
GFI bad, must replace.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

3.3 Bathroom/Electrical Hazards
The GFI is bad.

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-24-18 to 11-2-18 owner is selling the house will send proof
CH-9-24-18 R/S from 10-2-18 to 10-24-18 Owner will be out of town. Pre call 30 min prior 510-302-8381
10/23/18 cancelled, owner sold property

1.1 Living Room/Living Room Present
The address 4501 Bell Way is correct. I was going to 4501 Bell CT. The two times, my mistake. Please refund the owner the money charged to her account. Thank you Frank.

No show at 1:45 pm. The tenant said he did not receive a notice for the inspection today.

CH-8-7-18 Pre call 30 min prior 510-388-1086
No show at 9:20 a.m. Grey corner house. There was a blue BMW and a new SUV and another car parked in the driveway. I rang the doorbell twice also knocked twice and waited 5 minuets no one came to the door.

2.10 Kitchen/Stove or Range with Oven
Three burners on stove not working repair or replace.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the converted backroom one only.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

7.6 Heating and Plumbing/Plumbing
Replace missing water faucet outside in the backyard, and cover expose hole.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

2.10 Kitchen/Stove or Range with Oven
Replace missing screen for the exhaust fan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet on the second floor has a slow flush.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper the sink in the bathroom downstairs.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. foil paper covering the hole.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad and needs replacing 2nd fail 10-23-18.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the left bedroom is bad.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Including the glass on the side of the house.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Need one downstairs.

1.1 Living Room/Living Room Present
No show at 1:40 pm. no one home or present for the inspection. Green house Green Kia parked in the driveway.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

2.10 Kitchen/Stove or Range with Oven
1. The stove is falling apart. The panel is damage and the stove is very old and needs to be replaced.

2. The exhaust fan is damage and making loud noises. Repair or replace.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Check all three prong outlets throughout unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 12:40 pm. front gate locked no access no one present for the inspection.

No show at 12:05 pm. no one home or present for the inspection.

No show at 10:25 no one home or present for the inspection.

No show at 10:55 am no one home or present for the inspection.

1.1 Living Room/Living Room Present
CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection. Corner house.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.

4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.

1.1 Living Room/Living Room Present
No show at 10:43 am. no one home or present for the inspection. Gate locked no access.

1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.

4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.

1.1 Living Room/Living Room Present
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.

4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
No show green house white trim red door.

CH-10-24-18 Pre call 30 min prior 510-827-7027 or 510-224-0929
No show at 1:40 pm.. Green house red front door. Silver Hyndi parked in the driveway.

No show at 2:00 pm. Green house red front door.

3.12 Bathroom/Tub or Shower
Shower/tub shower diverter is bad repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing fence boards.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

1.1 Living Room/Living Room Present
No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working repair or replace.

2. Microwave damage replace or remove.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.
3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.
4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.
8.1 General Health and Safety/Access to Unit
Front door knob is damage.
1.1 Living Room/Living Room Present
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.
1.1 Living Room/Living Room Present
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.
2.12 Kitchen/Sink
Dishwasher not working repair or replace.
3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
Left bedroom carpet is torn and needs repairing.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.
1.1 Living Room/Living Room Present
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24 1-4pm. Owner also travels a lot. use email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
2.10 Kitchen/Stove or Range with Oven
Tenant or owner clean the screens underneath the exhaust fan.
3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad repair or replace.
3.7 Bathroom/Wall Condition
Wall damage next to the toilet.
4.10 Other Rooms/Smoke Detectors
Install a smoke detector in the common area.

1.1 Living Room/Living Room Present
CH-10-25-18 Gated area code 8287 ph# 817-240-9092 or 408-722-0113
No show at 1:50 pm. no one home or present for the inspection.

CH-10-2-18 Owner would like a pre call 30 min prior 408-722-0113
CH-10-1-18 Owner call gave gate code is 8287.
1.1 Living Room/Living Room Present
The office manager said at 9:30 a.m. she did not receive any notice for the inspections today. She said it must have gone to the owners mailbox and they did not notify the office about the inspections so they could inform the tenants. They would like for the next letter be cc to them as well.
1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.
1.6 Living Room/Ceiling Condition
Ceiling is damage and needs repair.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.
1.1 Living Room/Living Room Present
CH-Inspector input fails on wrong unit should be 5306 Bayview Ave #A
No show at 2:05 pm. the tenant did not know about the inspection.

CH-9-21-18 Must inspect unit A
CH-9-21-18 R/S from 9-24-18 to 10-4-18
No show the property manager said she only receive a letter for unit A only.
2.3 Kitchen/Electrical Hazards
The light fixture is missing the globe.
2.5 Kitchen/Window Condition
Kitchen window is cracked repair/replace.
3.12 Bathroom/Tub or Shower
The trip lever is broken for the bathtub downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The weather strip for the front door needs replacing. Air gap present and door hard to close and lock.

1.1 Living Room/Living Room Present
No show green house no answer.

No show at 1:00 pm the owner said he wasnt available today. He will contact the office.

spoke with the owner and let him know I would arrive around 2:30 p.m. however he called me to say he was on his way to the airport and could not do the inspection today. He said he would call the office to let them know as well.

7/18 Owner will be out of town. Move inspection from 7/23 to 7/31 for now. No openings yet for Aug. Once we have openings mail out notices. 510-406-6000 Mr. Noor

1.3 Living Room/Electrical Hazards
Dining room outlet: Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located by the toaster. Check all three prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Childrens bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

Also a missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.

3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.
1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 11:30 am no one present for the inspection. Gave a pre-call twice and left a message. I also sent a text message but no reply.

CH9-12-18 R/S from 9-18-18 to 10-1-18 owner not ready pre call 30 min prior 415-218-0020
No show at 2:30 p.m. the tenant said she did not receive a notice.

CH-7-18-18 Gated area gate code is 888 if any problems call tenant at 415-385-7210
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one not working may need batteries.
1.1 Living Room/Living Room Present
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.
1.1 Living Room/Living Room Present
No show /entry at 2:53 pm. the tenant did not receive a notice they said.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-10-29-18 owner call to correct mailing address add apt# 203
CH-7-24-18 Frank please check for second unit on this parcel

2.5 Kitchen/Window Condition
11/1/2018: Window must be openable and remain open without props. Owner may need to replace if it cannot be repaired.

3.12 Bathroom/Tub or Shower
The owner has repaired the spots but it needs resurfacing. Whats on there now will only peel later on.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. The walls are discolored at the lower part in the bedrooms.

2. Replace closet doors in the two bedrooms.

1.1 Living Room/Living Room Present
CH-10-30-18 PM would like a call 1 HR prior 510-786-7861-Carlos
No show at 1:10 pm. I rang the door bell bur no one was at home. Gated property.

No show at 12:45 pm no one home or present for the re-inspection. I spoke with the property manager and they did not have the key for the unit and the tenant wasnt home.

CH-8-10-18 Pre call pm would like a call 1 HR prior 510-786-7861 has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace the handle for the toilet.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-690-5557

1.1 Living Room/Living Room Present
The items have been corrected. However there is a strong pungent musty mildew smell in the unit. The tenant has strong concerns about her and family will have health problems. The property manager felt that it was a personal option and that the walls were tested for mold and passed with documentation. However the smell is strong and the tenant is not making this up.

Gated community Call Tonette 510-710-1150 prior for access. DO NOT RESCHEDULE 11/1 inspection

CH-10-8-18 R/S from 10-16-18 to 11-1-18 Property Mgr states work not done because tenant not letting maint in Pre call 510-669-9393

Hallway closet has stains and a mildew odor. There is a very strong musty odor in that area. The tenant has removed all clothes and handbags also shoes which has mold and mildew stains.

2.6 Kitchen/Ceiling Condition
There is slight discoloration on the ceiling next to the vent entering the kitchen. The tenant says it is coming from upstairs.

1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 Pre call 30 min prior 415-583-1879
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said tenant has doctor appt. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-19-18 to 11-15-18 owner said wants both unit on same day and time. Pre call 30 min prior 510-799-1916
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
3.3 Bathroom/Electrical Hazards
The GFI is bad.
4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115
2.10 Kitchen/Stove or Range with Oven
Two burners on the stove not working repair or replace.
2.11 Kitchen/Refrigerator
Refrigerator handle missing.
3.12 Bathroom/Tub or Shower
Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
2.10 Kitchen/Stove or Range with Oven
1. Tenant the burners on the stove are not working. Repair or replace.

2. Owner replace the exhaust fan for the stove.
3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.
4.4 Other Rooms/Security
Bedroom door upstairs is damage.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Should be copper or galvanized steel or cpvc.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-11-1-18 Need to make last in that time slot. Pre call 30 min prior 510-778-5545- Steve

2.12 Kitchen/Sink
Disposal not functioning.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Check all outlets and correct the open ground outlets only.

1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace the leaning fences in the backyard, also the gate is damage and needs replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.

1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement or repair in the bathroom downstairs.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the right bedroom next to the kitchen.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Also the outdoor outlet located on the patio.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Install one inside the basement.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

Some outlets are grounded and do not need to be corrected. Open ground outlets only. Check all.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior light fixture is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
1. Left front and right rear burner not working without a match repair or replace.

2. Microwave not working repair or replace.
1.1 Living Room/Living Room Present
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.
8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.
2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.
3.1 Bathroom/Bathroom Present
GFI bad.
2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.
1.1 Living Room/Living Room Present
9-21-18 Pre call 1 HR prior 707-326-6882 Owner will be available after 3:00 make last on route
2.10 Kitchen/Stove or Range with Oven
All burners on the stove not working without a match repair or replace.
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day
1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town
1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.
2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.
4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.
5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch needs repainting peeling paint present.
6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.
6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.
8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.
4.4 Other Rooms/Security
Center bedroom is missing the strike plate.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector inside the common area.

1.1 Living Room/Living Room Present
CH-9-21-18 Pre call tenant 1 HR prior 510-672-8808. Owner gave verbal permission tenant will be there in his place
CH-9-14-18 Pre call 1 HR prior 415-731-0303
9/11 owner called hes not available nor is the tenant. Re-scheduled for 9/26 1pm-4pm. Tenant will be back on 9/24 out of town. Moved from 9/17 to 9/26 1-4pm. Owner confirmed.

1.8 Living Room/Floor Condition
The carpet is badly soiled and stain. Carpet should be replaced throughout the unit or cleaned.

8.1 General Health and Safety/Access to Unit
The front gate is rusted and should be repainted or replaced.

1.1 Living Room/Living Room Present
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

1.1 Living Room/Living Room Present
CH-10-2-18 R/S from 10-8-18 to 11-2-18 tenant will be out of town. Gated area code #9349 pre call 916-501-1403

No show at 3:05 pm no one was present or home for the re-inspection.

1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 2:05 pm. no one home or present for the inspection.

No show at 10:00 am no one home for the inspection. blue house blue gate locked.

No show at 10:20 am no one home for the inspection.

1.4 Living Room/Security
The patio door is damage and needs repair or replacing.

1.5 Living Room/Window Condition
Right front window has a large crack needs replacing.

2.12 Kitchen/Sink
The faucet needs a aerator.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.4 Bathroom/Security
Remove key lock from the bathroom door and replace with a bathroom privacy lock.

3.6 Bathroom/Ceiling Condition
The ceiling and walls for bathroom 1 & 2 are discolored and needs repainting.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Check all windows through out for any repairs needed.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Peeling paint on the front porch needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both wall heaters are not working repair or replace.

1.1 Living Room/Living Room Present
No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.

1.1 Living Room/Living Room Present
CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-926-1602. Address is 5302 not 5304
No show at 3:20 pm. no one home or present for the inspection.

The unit is 5302 Panama Ave. There is no #5304. No show at 1:05 pm. no one home. I spoke with Access Property management and was told the tenant new about the inspection.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

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1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

1.1 Living Room/Living Room Present
CH-11-5-18 R/S from 11-19-18 to 12-4-18 owner not available. Pre call 30 min prior 510-333-3205 Nick
No show at 2:45 pm. no one home or present for the inspection. Brown building.

No show at 9:30 am. no one home brown building.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-9-24-18 Pre call 30 min prior 510-236-8366

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom. Missing one strap.

1.1 Living Room/Living Room Present
CALL NIGHT BEFORE TO LOLA 510-559-0396 10/5 Spoke with Lola owner. Needs an extension moved from 10/16 to 11/5 9am-12noon. Will be doing major work to bathroom.

2.10 Kitchen/Stove or Range with Oven
One or more burners on stove not working also the oven.

2.3 Kitchen/Electrical Hazards
GFI bad.

2.8 Kitchen/Floor Condition
Half of the kitchen floor is damage and needs replacing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure the top of the basin for the sink.

3.12 Bathroom/Tub or Shower
Tub/shower diverter is bad.

3.3 Bathroom/Electrical Hazards
Light fixture is missing bulbs. Replace bulbs and make sure they all are working. If not replace the fixture.

3.5 Bathroom/Window Condition
Paint unfinished window seal.

4.3 Other Rooms/Elecrtical Hazards
Rear right bedroom: Non-working outlet may be hazardous.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace. It is also missing the screen.

1.1 Living Room/Living Room Present
CH-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
CH-11-6-18 Must call 1 HR prior 510-459-4811. And make 1st in that time slot
No show at 11:35 am. no one home or present for the inspection.

CH-10-12-18 R/S from 10-9-18 to 10-26-18 Owner unable to make that day. Pre call 1 HR prior 510-459-4811
1.1 Living Room/Living Room Present
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call 1 HR prior 510-367-7099 has 2 units
1.1 Living Room/Living Room Present
No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:50 pm. the tenant did not receive a notice for the re-inspection. Grey house.
2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is not working repair or replace.
3.12 Bathroom/Tub or Shower
Hot water control knob is not working the tenant has no hot water for the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
All bedroom ceilings has dark discoloration and is covered by some material provided by the tenant. The bedroom closet is the same. They are saying the roof leaks badly when it rains.
6.3 Building Exterior/Condition of Roof and Gutters
The tenants are stating the roof is leaking badly once it rains.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:00 am. no one home or present for the inspection. dog barking inside the house.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:25 am. no one home or present for the inspection. Yellow house patio furniture on the front lawn.
4.8 Other Rooms/Floor Condition
Excessive clutter in the bedroom blocking the window make a clear pathway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean and clear all clutter from the garage.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection. Corner house.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the master bathroom.
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Tub/Shower Fixture Needs Replacement.
4.10 Other Rooms/Smoke Detectors
Replace hallway combo smoke and carbon monoxide detector. Present one not working.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 10:43 am. no one home or present for the inspection. Gate locked no access.
1.7 Living Room/Wall Condition
Complete unfinished wall in the living room.
4.7 Other Rooms/Wall Condition
Large hole in the hallway needs repairing.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for each bathroom.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom faucet is loose also replace the stopper for the basin.

3.12 Bathroom/Tub or Shower
1. Shower wall damage.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.6 Bathroom/Ceiling Condition
Ceiling has heavy dark discoloration.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Master bedroom door is damage and needs replacing.

4.7 Other Rooms/Wall Condition
Master bedroom closet is off track.

8.1 General Health and Safety/Access to Unit
Front door knob is damage.

1.1 Living Room/Living Room Present
No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 1:00 pm., the tenant did not know about the re-inspection.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. In the backroom.

1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show/entry at 11:55 am. the tenant did not receive a notice for the re-inspection.

2.12 Kitchen/Sink
Dishwasher not working repair or replace.

3.6 Bathroom/Ceiling Condition
Ceiling has damage needs repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
2nd fail: Left bedroom carpet is torn and needs repairing.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. Remove old carpet in the backyard.

1.1 Living Room/Living Room Present
No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:03 pm. no one home or present for the inspection. Brown house.
2.10 Kitchen/Stove or Range with Oven
Two right front burners not working repair or replace.
7.4 Heating and Plumbing/Water Heater
The closet for the hot water heater is damage repair/replace.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:07 pm. Brown house Blue Silverado parked in the driveway.
2.1 Kitchen/Kitchen Area Present
Two burners and oven not working repair or replace.
1.1 Living Room/Living Room Present
No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.
1.1 Living Room/Living Room Present
No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.
3.7 Bathroom/Wall Condition
Bathroom wall is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 1:55 pm. no one home or present for the inspection. Light brown house.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 Pre call 30 min prior 510-225-5171
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-26-18 to 12-3-18 owner is having surgery on the 26th. Pre call 30 min prior 510-913-6254
1.1 Living Room/Living Room Present
CH-11-9-18 R/S from 11-15-18 to 12-5-18 owner out of town. Pre call 510-367-1107
1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-15-18 to 12-5-18 owner states tenant out of country. Pre call 30 min prior 510-207-1630

1.1 Living Room/Living Room Present
CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

1.1 Living Room/Living Room Present
pre call 30 min prior 510-409-4382

CH-9-6-18 R/S from 9-25-18 to 10-1-18 owner and tenant will be out of town.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Replace the damage screen door.

1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stoppers for the sink.

4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.

4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.

1.1 Living Room/Living Room Present
No show at 10:20 a.m. no one at home.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working as design repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.

3.6 Bathroom/Ceiling Condition
The ceiling has dark discoloration present needs cleaning and repainting.

3.7 Bathroom/Wall Condition
Discoloration present needs repainting.

4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlets.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI. Kitchen and bathroom are grounded. Check all outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one may need batteries.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to Tenant.Safety Hazard.

1.1 Living Room/Living Room Present
CH-9-4-18 R/S from 9-4-18 to 10-1-18 Pre call 30 min prior 510-393-3764
CH-7-19-18 Inspector went to the wrong address there is no gate in the front of property
CH-7-18-18 Pre call owner 30 min 510-393-3764
No show at 12:45-12:55 pm. There was a gate in the front of the property also two pit bulls and a small dog barking at me. No one came to the door when I called out inspection for the City of Richmond.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
3.12 Bathroom/Tub or Shower
1. Peeling paint present. Resurface the bathtub.

2. Faucet Leakage Present.

3. Re-chalk the bathtub.

4. Shower diverter is bad.
1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 9-27-18 to 10-1-18 tenant works that day
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.3 Other Rooms/Elecrtical Hazards
Broken light switch in the hall needs replacing.
4.8 Other Rooms/Floor Condition
Replace the missing boarder on the stair going up.
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant clean the garage a make a path for exit.

Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
CH-8-30-18 R/S from 9-25-18 to 10-1-18 Owner will be out of town. Pre call 30 min prior 510-640-3560
1.1 Living Room/Living Room Present
No show at 11:05 am. no one was home or present for the inspection.
1.1 Living Room/Living Room Present
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 12pm. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
2.10 Kitchen/Stove or Range with Oven
The overhead exhaust fan is damage repair or replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-3-18 R/S from 10-26-18 to 10-8-18. pre call 30 min prior 510-827-9773
No show/entry at 11:50 am. the tenant did not speak English and owner was not present for the inspection.
3.12 Bathroom/Tub or Shower
Clear the bathtub so I am able to check the faucets for the tub and shower.
4.8 Other Rooms/Floor Condition
Tenant clear some of the boxes and clutter from the left bedroom also make a clear path to the window for emergency exit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant clean the patio and remove excessive clutter.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.1 General Health and Safety/Access to Unit
The door knob for the security gate is damage and needs replacing.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.
3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.
4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
1.1 Living Room/Living Room Present
No show at 11:30 am no one home or present for the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
1st bedroom door is missing the door knob.
1.1 Living Room/Living Room Present
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-11-14-18 R/S from 11-15-18 to 12-10-18 tenant is out of country per owner Pre call 30 min prior 510-734-5100
1.1 Living Room/Living Room Present
No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
2.10 Kitchen/Stove or Range with Oven
The handle for the microwave is missing. Repair or replace.
2.3 Kitchen/Electrical Hazards
Light fixture in the kitchen is missing and expose wires are present. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.12 Kitchen/Sink
Secure kitchen faucet very loose.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.
4.7 Other Rooms/Wall Condition
Bedroom walls are discolored and there is a mildew odor coming from the walls.

4.4 Other Rooms/Security
Right bedroom door frame damage repair/replace.
1.1 Living Room/Living Room Present
CH-10-2-18 pre call 45 min prior 415-515-3774 owner has 2 unit
1.1 Living Room/Living Room Present
No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
No show at 12:30 pm one home.

No show at 11:00 am. no one was at home. I later saw the owner at 431 S Harbor Way for its annual. He stated he did not receive a letter for the re-inspection. He would like the office to re-send him the fail list for 1303 Florida Ave..
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refridgerator Leakage Present.
2.12 Kitchen/Sink
Disposal not functioning. Repair or replace.
3.12 Bathroom/Tub or Shower
Shower water pressure is bad. It is making a loud noise. Repair or replace.
3.5 Bathroom/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Broken window.
3.7 Bathroom/Wall Condition
Repair or replace damage cabinet door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Master bedroom window frame is not completed and excess air entering the unit.
4.7 Other Rooms/Wall Condition
Dark discoloration is present in the bedrooms. It needs cleaning priming and repainting.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Also in the basement.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excess peeling paint present on the porch and stairs. It needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater & cooling Unit Not Working Properly.

7.4 Heating and Plumbing/Water Heater
1. The covers for the hot water heater are missing.

2. Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
All three gates, the garage and the outside entry gate also one more gate all locks not working. repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The back gate/fence is the backyard is damage, also missing fence boards. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
CH-9-27-18 R/S from 10-2-18 to 10-15-18 pre call owner 30 min prior 510-685-2613

3.3 Bathroom/Electrical Hazards
GFI bad in the center bathroom.

4.5 Other Rooms/Window Condition
Remove all bars from the windows that dont have a break away release option in case of a fire.

4.7 Other Rooms/Wall Condition
Right bedroom closet doors are off track.

1.1 Living Room/Living Room Present
10-16-18 R/S from 11-2-18 to 11-14-18 owner can not make that date
I spoke to the owner and he said it was rescheduled for 10/24/18.

The tenant said they had no notice and no work has been done yet.

CH-7-19-18 R/S from 7-24-18 to 8-6-18 owner states tenant out of town. Pre call 30 min prior 510-435-8545

3.12 Bathroom/Tub or Shower
Replace damage shower diverters in each bathroom.

7.4 Heating and Plumbing/Water Heater
Remove the flex connector on the hot water heater and replace with copper.

1.1 Living Room/Living Room Present
CH-10-24-18 R/S from 10-26-18 to 11-14-18 owner is out of town pre call 30 min prior 510-685-6002
No show at 10:40 am dogs inside barking.

No show at 12:30 p.m. no one at home.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper.

3.3 Bathroom/Electrical Hazards
GFI not testing repair or replace.

4.5 Other Rooms/Window Condition
Owner the tenant states the windows leak all throughout the unit when it rains. Please check all windows for leaks.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

8.1 General Health and Safety/Access to Unit
Security gate is torn and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:00 am. no one there for the inspection. Porch light was on. The vehicle has been removed and the cracks in the concrete has been filled. These two items I cleared in the system 10/22/2018.

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 1:15 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-15-18 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-16-18 Pre call 30 min prior 650-863-5725
CH-11-15-18 R/S from 12-3-18 to 11-20-18 tenant will be there on that day per owner
CH-11-8-18 R/S from 12-4-18 to 12-3-18 owner states tenant not avail that day. Pre call 30 min prior 415-571-6917
CH-9-28-18 R/S from 10-4-18 to 10-17-18 tenant can do only Wednesdays
No show at 11:10 am. no one home or present for the inspection. Yellow corner house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Located in the laundry room.

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 11-19-18 to 12-10-18 owner will be out of town. Pre call 30 min prior 510-220-2298

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

3.3 Bathroom/Electrical Hazards
The bathroom wall and ceiling has peeling paint present and needs repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

4.10 Other Rooms/Smoke Detectors
One bedroom missing a smoke detector.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace damage thermostat.

8.1 General Health and Safety/Access to Unit
Front door is missing a strike plate.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom faucets are not working as design. Water is dripping out instead of running once turn on. Repair or replace.

3.12 Bathroom/Tub or Shower
Replace the shower diverter it is leaking when shower is on.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Also replace the thermostat.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

The discharge pipe connection is incorrect. Pressure relief drain pipe must be extended to 6" of ground. or going outside. Must be copper, or galvanize steel or CPVC.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete, more than 1 1/2 inch high. In the backyard.
1.1 Living Room/Living Room Present
No notice at 1:35 pm. no one at home.

No show the property manager said the tenant is not cooperating for the inspection and is in the process of being evicted due to being behind on the rent.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
repair large holes behind stove and under kitchen sink
2.3 Kitchen/Electrical Hazards
seal gap around outlet under kitchen table
5.2 Secondary Rooms/Security
Repair / replace lock on patio door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove excessive discoloration from walls in back room
2. repair wall damage by patio door
3. seal large gap in laundry where hoses connect to faucets
6.4 Building Exterior/Condition of Exterior Surfaces
Large gap where garage door closes, realign door and install weather stripping
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Large holes in grass need to be filled
2. Repair damaged backyard gate
3. Trim tree in back to not touch house
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. Rat droppings in laundry area and visible dead rats in backyard
8.7 General Health and Safety/Other Interior Hazards
Repair large hole in fireplace
1.1 Living Room/Living Room Present
No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.
3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.
4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.
5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.
6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.
6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
Stove panel broken it is apart repair or replace.

2.10 Kitchen/Stove or Range with Oven
Stove panel broken it is apart repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

1.1 Living Room/Living Room Present
No show at 10:50 pm brown house no one at home.

No show at 10:45 am no one home or present for the inspection. Brown house porch light on.

No show at 10:15 am. no one home or present for the inspection.

1.1 Living Room/Living Room Present
No show at 12:50 pm no one home.

CH-9-26-18 R/S from 10-3-18 to 10-23-18 owner not ready

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th
CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

4.6 Other Rooms/Celing Condition
Hallway ceiling has peeling paint.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The right side of the fence is falling.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 11-15-18 owner said fence not done should be done by the 14th

CH-10-23-18 R/S from 10-23-18 to 11-2-18 owner said repair not done. Pre call 510-917-7115

CH-9-6-18 R/S from 9-11-18 to 9-17-18 tenant will not be there. Pre call 30 min prior 510-917-7115

2.11 Kitchen/Refrigerator
Refrigerator handle missing.

3.12 Bathroom/Tub or Shower
Shower diverter is bad.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

1.1 Living Room/Living Room Present
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.

1.1 Living Room/Living Room Present
No show at 11:10 am green house SUV parked in the driveway also porch light on.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
The left side front and rear burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Childrens bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show no answer.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in front of the garage area, backyard and approach to back gate

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430
CH-9-10-18 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-25-18 to 11-6-18 Owner had a family emergency. Pre call 30 min prior 510-418-1430
CH-10-12-18 R/S from 10-15-18 to 10-25-18 owner will not be in town. Pre call 30 min prior 510-418-1430

CH-9-10-18 Pre call 30 min prior 510-418-1430

3.7 Bathroom/Wall Condition
Their is some wall damage next to the toilet.

1.1 Living Room/Living Room Present
No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Peeling paint present on the front porch and walkway. Needs repainting.
2. Excessive peeling paint on the exterior walls that need repainting front and the back of the house also sides.

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Old/Rotted.

2. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
1.1 Living Room/Living Room Present
DW-11/19 Owner called has GATED COMMUNITY gate code (#0298)
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-10-4-18 R/S from 10-22-18 to 11-19-18 owner out of country
3.7 Bathroom/Wall Condition
Wall and ceiling needs repainting dark discoloration present.
3.8 Bathroom/Floor Condition
Floor damage next to the bathtub floor soft.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Check each bedroom some are grounded and some arent.
4.8 Other Rooms/Floor Condition
The floor is very soft underneath the carpet.
8.1 General Health and Safety/Access to Unit
The front door needs new weather stripping.
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty. Clean or replace.
1.1 Living Room/Living Room Present
CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18

1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.

1.1 Living Room/Living Room Present
CH-10-15-18 R/S from 10-17-18 to 11-19-18 owner will not be able that day. Pre call 30 min prior 415-350-8560

No show at 10:15 am no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. The outlet behind the sofa is testing hot neutral reverse.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

2.10 Kitchen/Stove or Range with Oven
The exhaust fan for the stove is missing the screen.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.10 Other Rooms/Smoke Detectors
Install a smoke detector and a carbon monoxide unit downstairs in the common area.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 2pm. no one home unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Not working at time of the inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair the leaning fence on the right side of the house.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace the rails on the front and back stairs. Cut hazards present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

1.3 Living Room/Electrical Hazards
Damaged outlet/ loose outlet presents an electrical hazard. Located by the flat screen TV.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.

1.1 Living Room/Living Room Present
No show/entry. The owner forgot about the inspection and did not have the key to enter the unit and the tenant was at work.

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-6-18 to 11-20-18 owner needs more time for the roof.
CH-10-19-18 R/S from 10-24-18 to 11-6-18 pre call 30 min prior 510-229-2291
9/26 owner called repairs not going to be completed in time. Moved from 10/1 to 10/24/18 1-4pm. Owner also travels a lot. email gaohongfeng@yahoo.com

CH-8-10-18 R/S from 8-13-18 to 8-28-18 owner states unable to reach the tenants might be out of town

1.7 Living Room/Wall Condition
Wall damage underneath the window the tenant stated it is from the rain coming inside from the roof leaking.

2.12 Kitchen/Sink
Broken pieces of counter tile around the sink.

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
Ceiling damage from the rain needs repainting.

4.7 Other Rooms/Wall Condition
There is wall damage in the room downstairs.

5.3 Secondary Rooms/Electrical Hazards
The light switch is damage in the laundry room repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair the cracks in the garage floor.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
The tenant is stating that when it rains water is entering the house please have the roof inspected for ware and tare.

6.4 Building Exterior/Condition of Exterior Surfaces
Excessive peeling paint on the house and underneath the eves. Needs repainting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater is not working.

8.2 General Health and Safety/Exits
Remove the double sided key for the backdoor and replace with a thumb turn style lock.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair the heater.

2.10 Kitchen/Stove or Range with Oven
1. The exhaust fan is loose repair or replace.

2. Exhaust fan needs a light bulb.

4.4 Other Rooms/Security
The closet door in the hallway has peeling paint also the frame.

1.1 Living Room/Living Room Present
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH-11-26-18 R/S from 11-27-18 to 12-18-18 owner has doctor appt. Pre call 30 min prior 510-809-7066

1.1 Living Room/Living Room Present
DW-11/26 30 Min Pre Call Per Irma @ 510-406-0717

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DW-11/26 30 Min Pre Call per Irma @ 510-406-0717

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Control panel on the stove is broken repair or replace.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

3.12 Bathroom/Tub or Shower
Tub surface is peeling repair or replace the bathtub.

1.1 Living Room/Living Room Present
No show at 2:06 pm. purple flyer hanging on the front door knob.

7.4 Heating and Plumbing/Water Heater
Tenant remove items out of the hot water heater closet possible fire hazard.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the tenants father was home but said his son was not home. No entry.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
CH-10-26-18 R/S from 11-2-18 to 11-27-18 owner unable to gain access to do repairs. Pre call 30 min prior 510-730-5556
No show at 12:25 pm brown building no one home.

No show at 2:30 pm. no one home for the inspection.

2.10 Kitchen/Stove or Range with Oven
2nd fail: Left rear burner not working repair or replace.

3.3 Bathroom/Electrical Hazards
GFI is not testing as design repair or replace.

4.6 Other Rooms/Celing Condition
Ceiling is damage and needs repair.

5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.

4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.

8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
CH- Pre call tenant 30 min prior 510-406-5076

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830

2.6 Kitchen/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

2.7 Kitchen/Wall Condition
The walls need repair and repainting.

3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.

3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.

4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.

4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.

6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.

8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.

8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.

8.1 General Health and Safety/Access to Unit
The front door lock is damage and is missing the strike plate. Only security is the deadbolt. Replace the door knob/strike plate and lock.

2.10 Kitchen/Stove or Range with Oven
Two burners on the right side are not working repair or replace.

1.1 Living Room/Living Room Present
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19

1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to units. Notices for 11/29-11/30 inspections sent via certified mail.

4.10 Other Rooms/Smoke Detectors
Right bedroom: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Dining room right side.

4.10 Other Rooms/Smoke Detectors
Hallway Smoke Detector Not Functioning Properly - Emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

2.4 Kitchen/Security
Closet has a mildew smell that needs cleaning and airing out.

4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Hallway: Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Kitchen sink clogged.

4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

2.12 Kitchen/Sink
Dishwasher not working.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Thermostat is missing.

4.10 Other Rooms/Smoke Detectors
Left bedroom missing smoke detector.

2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
The floor board under the sink has water damage.

4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

3.12 Bathroom/Tub or Shower
Re-chalk both bathtubs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.

4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.

1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705
1.1 Living Room/Living Room Present
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
CH-10-15-18 Pre call 30 min prior 510-672-4024
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds. Also remove glass windows and sink etc.
1.1 Living Room/Living Room Present
t I spoke with the owner at 12:15 pm. he told me that he spoke to someone in the office and let them know that the property has been sold and has closed Escrow. It is now a new owner and it is owner occupied.

H-11-6-18 R/S from 11-6-18 to 12-3-18 Owner call states house is for sale and will know if sold by end of month. Advise him if sold will need proof said ok
CH-10-22-18 R/S from 10-25-18 to 11-6-18 owner will be out of town
No entry the owner was present and express that the floors were just redone upstairs and could not be walked on at this time and will need to rescheduled.

CH-8-31-18 R/S from 9-12-18 to 9-24-18 owner not available. Pre call 30 min prior 510-495-5416
1.1 Living Room/Living Room Present
No entry this unit is owner occupied. He will contact the office.

No show at 12:30 pm. green units no one home.

No show at 1pm. green building red car in the driveway.

No show/no entry: The tenant answered the door but did not speak any English. Owner not present for the inspection.
1.1 Living Room/Living Room Present
No show at 10:05 am. no one home or present for the inspection. Tan color house.
8.4 General Health and Safety/Garbage and Debris
Tenant clean the backyard also remove some of the wood and or relocate.
1.1 Living Room/Living Room Present
No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
No show at 10:15 am. Yellow house brown double doors. No answer.
4.3 Other Rooms/Elecrtical Hazards
Bedrooms: Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No show at 12:55 pm. no one home.

CH-10-4-18 R/S from 10-22-18 to 11-2-18 owner needs more time for the garage
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint present on the eves in the garage needs scraping and repainting.
1.1 Living Room/Living Room Present
No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.
1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets
2.11 Kitchen/Refrigerator
install missing drawers in refrigerator
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom
5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence
1.1 Living Room/Living Room Present
CH-11-13-18 R/S from 11-19-18 to 12-3-18 owner said fence not done advise him this will be the last R/S said ok
CH-10-24-18 R/S from 11-1-18 to 11-19-18 repair of fence not done
CH-10-19-18 PM would like a pre call 30 min prior 510-812-6714
4.3 Other Rooms/Elecrtical Hazards
Rear bedroom Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong outlet.
4.7 Other Rooms/Wall Condition
Rear bedroom has discoloration on the wall and needs cleaning and repainting.
6.4 Building Exterior/Condition of Exterior Surfaces
The fence on the left side is falling and needs repair.
1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.

CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058

CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. Tenant clean the garage.

1.1 Living Room/Living Room Present
CH-10-31-18 R/S from 11-2-18 to 12-3-18 owner states work is not done advise her this is the last R/S.
CH-10-1-18 R/S from 10-15-18 to 11-2-18 owner will be on vacation pre call 30 min prior has 2 unit 510-223-3058 or 510-816-3058
CH-8-29-18 R/S from 9-19-18 to 9-12-18 owner has doctor appt. Pre call 30 min prior 510-223-3058 or 510-816-3058

3.12 Bathroom/Tub or Shower
1. The shower wall is getting soft and should be checked.pass with a comment.

2. Re-chalk the bathtub.

4.4 Other Rooms/Security
Bedroom door upstairs is damage.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
The faucet needs a aerator.

7.2 Heating and Plumbing/Safety of Heating Equipment
The thermostat is not working as design and needs replacing.

1.1 Living Room/Living Room Present
No show at 10:50 am. No one was present or home for the inspection.

1.1 Living Room/Living Room Present
No show at 1:30 pm. the owner was present but did not have a key for that unit.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.

3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.

8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.

1.1 Living Room/Living Room Present
CH-12-4-18 Do a weather waiver for this unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the driveway that needs repairing.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

1.1 Living Room/Living Room Present
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
9/21 owner called needs to re-schedule shes n/a but will let her tenant know the rescheduled date and time. Moved from 10/3 to 10/16 1pm-4pm. Owner confirmed new date and time.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
CH-10-18-18 Need to change time to 9:00 to 12:00. Pre call 30 min prior 510-685-0199

CH-9-26-18 R/S from 10-3-18 to 10-22-18 owner not ready

1.1 Living Room/Living Room Present
No entry/ notice the tenant did not speak English.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

1.1 Living Room/Living Room Present
No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
The office cancelled the inspection for today.

CH-12-5-18 R/S from 12-5-18 to 5-20-18 repair not done. Pre call 30 min prior 510-387-5411
CH-10-15-18 R/S from 10-17-18 to 10-26-18 owner states tenant can not get off work that day. Pre call 30 min prior 510-387-5411

No show/no entry at 12 pm the tenant said they had no notice.

2.10 Kitchen/Stove or Range with Oven
Two burners are not working as design repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
schedule time is for 1:00PM- 4:00PM
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is out of the country
No show the owner stated the inspection was change to the November 16th and he has the letter.

CH-9-25-18 R/S from 9-26-18 to 10-4-18 owner will be out of town Pre call 1 HR prior 408-835-5970
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The right side faucet water pressure is very low.
3.4 Bathroom/Security
Repair the door frame current one does not allow the door to close securely.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
2.3 Kitchen/Electrical Hazards
The light switch located at the kitchen entry has exposed wires present repair the light switch or cover it with a solid cover plate if not being used.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located above the water cooler.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

1.1 Living Room/Living Room Present
CH-9-19-18 R/S from 9-27-18 to 10-17-18 owner needs more time out of town

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. In the kitchen area downstairs. Owners son was present for the inspection.

4.4 Other Rooms/Security
The door knob is damage and needs repair or replacing.

1.1 Living Room/Living Room Present
CH-10-19-18 Pre call 1 HR prior 510-406-0717
No show at 2:35 pm. brown house black gate pit bull in the front. Beware of Dog sign.

8.1 General Health and Safety/Access to Unit
The door knob to the security gate needs replacing it is not working as design. It sticks and hard to exit.

1.1 Living Room/Living Room Present
No show/entry: The owner was present but was waiting for another City Inspection. He said he did not receive a letter for today

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-13-18 Gated area Call 510-932-1165 to gain access
No show/entry the tenant refuse entry 10:25 am.

1.1 Living Room/Living Room Present
No show at 10:45 am. no one home or present for the inspection. Brown duplex.

4.3 Other Rooms/Elecrtical Hazards
Check all three prong outlets behind furniture and beds in each room for ground if not they to need to be corrected.

1.1 Living Room/Living Room Present
No show at 2:50 pm. no one home. Dark yellow gold house. A Nissan Rogue was parked in the driveway. Bedroom window upstairs was open.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-3-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
No show at 11:20am. no one home gate was front locked.

No show at 12:30 pm. brown house gate in the front was locked.

1.1 Living Room/Living Room Present
No show/entry. The tenant will not allow entry without ID from the City or Sterling Co.

No entry the tenant did not want me to enter because of no ID from the City.

No show at 11:05 am. the tenant said she had not been notified about the inspection.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Tenant states the basin has been leaking from underneath but not lately. Please check for leak.

3.12 Bathroom/Tub or Shower
Center bathroom: Tub Faucet Leakage Present. Right side.

4.5 Other Rooms/Window Condition
Master bedroom window has a small crack that needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
The floorboard for the shed is very soft and needs replacing or remove old shed it is also rusted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Remove plywood also old indoor outdoor carpet grass leading to the exit of the back gate. It should be cemented.

6.3 Building Exterior/Condition of Roof and Gutters
Replace torn screens around the house.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Master bedroom window screens are not secure repair or replace.

2. The fence is leaning in the backyard from the neighbors tree pushing it over. The tree needs to be cut back. Also there one fence board that has a gap.

6.5 Building Exterior/Condition of Chimney
The flue for the fireplace will not close.

7.4 Heating and Plumbing/Water Heater
1. Replace flex connection for the hot water heater to solid copper or cpvc or galvanize steel.

2. Earthquake straps needed on top and bottom. missing one strap.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for ants and spiders.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858 Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

2.3 Kitchen/Electrical Hazards
Three GFIs are bad. Two located by the sink. One on the opposite side.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-12-10-18 pre call 30 min prior 510-684-5364

1.1 Living Room/Living Room Present
CH-11-16-18 R/S from 12-3-18 to 12-10-18 owner order the garage door and dont know when it will be in pre call 30 min prior 510-734-7842

CH-11-12-18 R/S from 11-14-18 to 12-3-18 owner order garage doors said will take 2-3 wks. Pre call 30 min prior 510-734-7842

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
The porch has excessive peeling paint and needs repainting.

6.4 Building Exterior/Condition of Exterior Surfaces
The garage doors have excessive peeling paint and needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner lite mechanism isnt working as design repair or replace.

2. Rear right control knob is missing must replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:35 am. no one home. Dogs barking inside and at the front door. Lots of plants at the front door area.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.
4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.
1.1 Living Room/Living Room Present
No show at 1:55 pm gray house no one home and the porch light was on.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
1.1 Living Room/Living Room Present
CH-12-11-18 Pre call 30 min prior 510-290-5987 owner has 3 units
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
1.1 Living Room/Living Room Present
No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
1.1 Living Room/Living Room Present
No show at 11:50 am. no one at home blue house.
1.1 Living Room/Living Room Present
No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
1.1 Living Room/Living Room Present
No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one home or present for the inspection today.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

Broken connection.
2.10 Kitchen/Stove or Range with Oven
The control knobs for the electric stove are not working as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:30 am. Brown house no one home.

1.1 Living Room/Living Room Present
CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.

1.1 Living Room/Living Room Present
No show 11:20 am. no one home I went to 101 as well as 201 no answer.

1.1 Living Room/Living Room Present
No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am. the tenant said they did not receive a notice.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.

1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

1.1 Living Room/Living Room Present
CH-12-13-18 pre call 30 min prior 530-526-8371
DW-11/26 Owner called he states that he is not available for 12/5 inspection. Moved to 1/17 11am - 2pm
No show at 1:08 pm. no one home.

1.5 Living Room/Window Condition
Living room window is crack/broken replace window.

3.3 Bathroom/Electrical Hazards
Upstairs bathroom: A missing and/or cracked coverplate presents an electrical hazard.

3.7 Bathroom/Wall Condition
Wall in upstairs bathroom has peeling paint present also ceiling has dark discoloration.

4.4 Other Rooms/Security
Upstairs bedroom door frame is damage also missing strike plate.

1.1 Living Room/Living Room Present
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working.- dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. (two outlets)

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Repair / replace damaged range door
4.3 Other Rooms/Elecrtical Hazards
Repair / replace non-functioning light fixture in hall
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Switch.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.3 Living Room/Electrical Hazards
Correct reverse polarity on outlet in corner
1.1 Living Room/Living Room Present
CH-12-17-18 Pre call 30 min prior 510-701-4334 Please try to make last on route
CH-11-20-128 R/S from 11-27-18 to 12-18-18 owner states tenant had surgery and needs 3 weeks
1.1 Living Room/Living Room Present
CH-12-17-18 R/S from 12-18-18 to 1-7-19 owner is out of town
CH-12-3-18 R/S from 12-4-18 to 12-18-18. Pre calll 30 min prior 510-676-3943
No show at 9:55 am. yellow house front gate was locked also a Chevrolet Silverado parked in the driveway behind the locked gate.
1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 11:17 am. brown house grey Audi parked in the driveway.

No show at 1:50 pm brown house no one at home or present for the inspection.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Repair non grounded only.
1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 1:40 pm brown house no one home or present for the inspection.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

1.1 Living Room/Living Room Present
No show at 10:15 am. no answer.

CH-10-24-18 Gated area code is * 1209
No show at 12:45 pm. front gate locked no access no one present for the inspection.

No show at 11:55 am. no one home or present for the inspection.

No show at 10:35 no one home or present for the inspection.

No show at 10:45 am no one home or present for the inspection. Front gate locked phone system does not work for any resident.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:25 pm. the tenant said they did not receive a notice.

No show at 11:30 am. no one present for the inspection. Their was a painter and carpet layers working inside the unit. Owner/tenant not there.

2.10 Kitchen/Stove or Range with Oven
Clean or replace the screen for the exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (One missing inside the master bedroom).

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 1:35 pm the tenant did not speak English.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located in the master bedroom under the window. Check all outlets in the unit.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Also in the garage.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

Refridgerator Not Cooling Properly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink has a broken pipe present. Repair/replace.

3.12 Bathroom/Tub or Shower
Complete the shower wall repair.

3.7 Bathroom/Wall Condition
The shower wall has a crack present.

8.1 General Health and Safety/Access to Unit
Replace the key deadbolt lock at the gate and replace with a thumb style deadbolt.

8.10 General Health and Safety/Site and Neighborhood Conditions
Owner the tree has some broken branches that need cutting. Trim/cut the tree back. Potential danger if it falls on someone.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the hallway is not testing, repair or replace.

8.1 General Health and Safety/Access to Unit
Front security gate is torn repair or replace.

1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
The stove top is damage/cracked and needs replacing.

3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.

4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.

1.1 Living Room/Living Room Present
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.

1.1 Living Room/Living Room Present
CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units

No show at 2:10 pm. no one home.
Christmas decorations on the door and stairs.

No show at 1:07 pm. no one there for the inspection. Yellow house with Halloween decorations.

No show at 12:40 pm. no one there for the inspection. Yellow house with Halloween decorations.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.

1.1 Living Room/Living Room Present
No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house red door no answer.

CH-11-15-18 R/S from 12-10-18 to 12-18-18 Owner said will not be available until 18th Has an emergency out of the country
CH-11-15-18 R/S from 11-16-18 to 12-10-18 owner states no one will be available

1.1 Living Room/Living Room Present
CH-11-28-18 R/S from 12-10-18 to 12-18-18 Owner call to R/S from 12-10-18 to 12-18-18 states tenant is out of the country. Pre call 30 min prior 510-913-8830
CH-11-19-18 R/S from 12-3-18 to 12-10-18 owner will be out of town

No show the owner was not ready for the inspection today.

CH-10-2-18 Call owner 30min prior 510-913-8830
2.7 Kitchen/Wall Condition
The walls need repair and repainting.
3.6 Bathroom/Ceiling Condition
Ceiling indicates a condition where the tenant is exposed to the danger of structural collapse.
3.7 Bathroom/Wall Condition
The walls are damage and needs repairing and repainting.
4.6 Other Rooms/Celing Condition
Back room also has ceiling damage and wall damage that need repairing.
4.7 Other Rooms/Wall Condition
The right bedroom has large cracks along the wall and ceiling that need repairing.
6.3 Building Exterior/Condition of Roof and Gutters
1. Ext = Roof Leakage Present.

2. Replace all gutters around the house.
8.1 General Health and Safety/Access to Unit
The floor board entering the unit is ply wood which is very soft also has a large hole.
8.2 General Health and Safety/Exits
The backdoor is hard to close and has a large gap.
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.
1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.
1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.
1.1 Living Room/Living Room Present
The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.
2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.
2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.
3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
CH-12-10-18 R/S from 12-17-18 to 12-20-18 owner unable to make that date Pre call 1 Hr prior 925-858-0858
Precall 925-858-0858

No show at 11:33 am. no one home or present for the inspection. Brown house front gate was locked.

2.10 Kitchen/Stove or Range with Oven
Two front burners not working as design repair or replace.

3.1 Bathroom/Bathroom Present
GFI bad.

8.10 General Health and Safety/Site and Neighborhood Conditions
Broken concrete in the backyard that need repair.

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-12-21-18 Pre call 30 min prior 510-525-8724

1.1 Living Room/Living Room Present
CH-11-19-18 R/S from 12-18-18 to 12-19-18 owner will be out of town

CH-10-31-18 Pre call 30 min prior 415-690-5557

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.

1.1 Living Room/Living Room Present
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-11-28-18 r/s from 1-11-19 TO 1-15-19 Owner states tenant not there in the AM only after noon
No show the owner said he could not make it today.

DW-1hr Pre call 415-420-3904

DW-11/30 Owner called she will not be available for 12/10 inspection. Moved to 12/19
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units
1.1 Living Room/Living Room Present
CH-12-31-18 R/S from 1-4-19 to 1-7-19 owner can not miss work has Monday off pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303
1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.
4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.
4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-7-19 Owner has doctor appt. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Facuet needs replacement. The left faucet control handle isnt working as design, repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or, two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-14-19 owner can not get off work pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245

2.10 Kitchen/Stove or Range with Oven
Repair or replace exhaust fan for the stove.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damage fence of the left side of the unit.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

No show at 2pm. no one home unit located downstairs.

1.1 Living Room/Living Room Present
CH-1-2-19 Pre call 30 min prior 510-502-5228 owner has 2 units

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 R/S from 1-11-19 to 1-15-19 owner works that day. Pre call 30 min prior 510-816-9168 owner has 2 units

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

4.10 Other Rooms/Smoke Detectors
The upstairs hallway smoke detector is not functioning like the other hard wire detectors are working in each room. It needs to be repaired.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.

1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.

2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
DW-11/20 1hr Pre Call 510-836-0110 ext. 1017

1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

1.1 Living Room/Living Room Present
This is the third time the property manager has stated she has not receive a fail letter with corrections needed. No work has been completed.

No work has been completed yet the property manager says they have not receive the fail report to do the corrections. Also the tenant is in legal action and her file is with the attorney for non payment of rent. Please send the fail list to the property manager.

No show/entry 11:30 am. The property manager stated they did not receive the fail items to be corrected, also did not receive notice for the re-inspection.

1.8 Living Room/Floor Condition
Exposed tack strip at entry to kitchen

2.10 Kitchen/Stove or Range with Oven
install missing control knobs on stove
repair / replace oven gaskets

2.11 Kitchen/Refrigerator
install missing drawers in refrigerator

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.7 Other Rooms/Wall Condition
Repair wall damage near window in master bedroom

5.3 Secondary Rooms/Electrical Hazards
Throughout unit - secure loose outlets and replace broken outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.3 General Health and Safety/Evidence of Infestation
Tenant states she sees roaches in unit but inspector found no evidence

2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.

1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.

1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.

1.1 Living Room/Living Room Present
This is not a rental property as noted in my last inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one at home blue house.

No show at 11:50 am. no one at home blue house.

1.1 Living Room/Living Room Present
No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no one home 11:21 am.

No show no one home.

1.1 Living Room/Living Room Present
This is not a market rental property but lease to Richmond Housing Authority for a section 8 tenant.

No show at 12:57 pm. no one at home a green van was parked in the driveway.
1.1 Living Room/Living Room Present
The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets.
1.1 Living Room/Living Room Present
CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
No show at 1:20 pm The owner did not answer the phone for the pre-call or text message sent 30 minutes before I arrived, the gate to the unit was locked. A blue car was parked inside the gate. I called out for someone to come out to allow me access but no one responded. The called at 1:38 pm asking me to wait while he contacted the tenant but I had all ready left to go to the next inspection.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.8 Bathroom/Floor Condition
The floor is soft next to the toilet as you enter the bathroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heater not working.
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fence in the backyard.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
No show at 1:25 pm. no one home.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The faucet is loose repair or replace.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
The cover for the thermostat is missing repair or replace.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one home.

No show at 11:20 am. there were people inside the unit but did not answer the door. I knocked more than once and called out City Inspector for Richmond inspection but no one came.
3.7 Bathroom/Wall Condition
The shower wall is damage/loose at the bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 1:20 pm. Brown house no one home. Dog barking in the background.

No show at 10:30 am. Brown house no one home.
1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.
8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. One needed in the common area.
1.1 Living Room/Living Room Present
No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 2:12 pm. no one home. Blue truck parked in the driveway.

No show at 10:30 am. the tenant said they did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
The oven does not work. The tenant said the owner was aware of it and a new oven is on order. I have to verify that this is correct at the next re-inspection.
4.4 Other Rooms/Security
The left bedroom upstairs (daughters bedroom) door knob is loose. Repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. The heater does not work.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572

2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.

2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace the toilet handle.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.

4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

3.2 Bathroom/Electricty
No electricity in the bathroom.

4.2 Other Rooms/Electricity/Illumination
No electricity in the rear bedrooms and hallway.

1.6 Living Room/Ceiling Condition
Repair hole in ceiling.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.

1.1 Living Room/Living Room Present
No show at 2:22 pm security porch light was on. Unit located downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
This unit is inspected by the Richmond Housing Authority. Section 8.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
1.Wtr. Htr. = Missing Exhaust Vent.

2. The water heater has an improper flue for venting gasses. No flue.

3. install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-1-11-19 Pre call 30 min prior 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. Tub/Shower Faucet Knob(s) Damaged / Missing.

4.5 Other Rooms/Window Condition
There is a lot of cold air coming inside the unit through the windows although it is not a fail it should be weatherize. Pass with a comment.

8.7 General Health and Safety/Other Interior Hazards
The front door and backdoor needs to be weather stripped.

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:30 pm. no one home. The owner left a message that she had a appointment.

CH-10-19-18 R/S from 10-23-18 to 11-2-18 owner has appt
CH-10-11-18 Pre call 30 min prior 707-246-1889

1.1 Living Room/Living Room Present
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495

3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

2.10 Kitchen/Stove or Range with Oven
2nd fail: The exhaust fan for the stove is missing the screen. The owner purchased a screen to large for the unit and it was not installed.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the cracks in the driveway.

1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or two prong outlets, or replaced with a GFCI.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-11-12-18 Pre call 30 min prior 510-231-5889 gated area code 123

1.1 Living Room/Living Room Present
No show at 10:40 am no one home or present for the inspection.

CH-9-6-18 R/S from 9-10-18 to 10-1-18 owner will be out of town

1.1 Living Room/Living Room Present
No show at 2:30 pm. young man and brother 17 years old home parents went to the store unable to wait.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-11-21-18 Pre call 30 min prior 510-236-8366

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

1.1 Living Room/Living Room Present
NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092
CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-15-19 to 1-14-19 owner has an doctor appt. pre call 30 min prior 510-691-2092

CH-10-30-18 R/S from 11-15-18 to 11-19-18 owner has doctor appt. Per call 30 min prior 510-691-2092

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:40 am. The owner was not present for the reinspection and the tenant did not answer the door.

CH-1-15-19 Frank need to go after 1:00PM call owner 415-990-1705
CH-12-18-18 Pre call 415-990-1705
CH-12-3-18 R/S from 12-5-18 to 12-20-18 tenant is not available.
No show the owner was present and rang the doorbell but the tenant did not answer the door.

The owner had jury duty and had to cancel the appointment.

CH-9-25-18 R/S from 9-27-18 to 10/17/18 tenant will not be home. Pre call 30 min prior 415-990-1705

2.10 Kitchen/Stove or Range with Oven
The right front burner does not work as design repair or replace.

1.1 Living Room/Living Room Present
No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.
1.1 Living Room/Living Room Present
No show at 1:34 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.
1.1 Living Room/Living Room Present
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
Ch-12-19-18 R/S from 12-18-18 to 1-15-19 spoke with Silvana advise her change it Pre call 30 min prior 510-236-8366
DW-11/29 spoke with (PM) Silvana repairs are not complete need to change 12/4 insp. Moved to 12/18
CH-11-15-18 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
GFI in the downstairs bathroom is damage/not testing. Repair or replace.
4.4 Other Rooms/Security
The door knob leading to the garage is loose/damage repair or replace.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI, or two prong outlets.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
6.4 Building Exterior/Condition of Exterior Surfaces
2nd fail: Repair damage fence of the left side of the unit. Not completed yet.
2.10 Kitchen/Stove or Range with Oven
Three burners on the stove are not working as design repair or replace.

3.12 Bathroom/Tub or Shower
The bath tub has lots of peeling paint present should be replaced or resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The thermostat is broken also the cover is gone.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. The security gate is missing the door knob.

2. Broken concrete on the walkway which are trip hazards.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
No show at 10:15 am no one home no one answered the door. Owner not present.
2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.
3.3 Bathroom/Electrical Hazards
Light fixture is damage.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.
5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.
1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.
1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.
2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.

1.1 Living Room/Living Room Present
No show/no entry at 3:10 pm the tenant came to the door and said she did not speak English. No one else was there.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
The right bedroom upstairs has two outlets: Damaged outlet presents an electrical hazard. The bedroom light fixture is turning on when you plug something into the outlets. Possible fire hazard. Repair/replace light fixture and repair the outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819

3.6 Bathroom/Ceiling Condition
Repair the hole in the ceiling.

4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.

8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.

4.4 Other Rooms/Security
Left bedroom door knob is loose.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Oven not working.

2.10 Kitchen/Stove or Range with Oven
Left rear and right front burner not working as design.

1.1 Living Room/Living Room Present
No show the tenant was not at home and there was dog barking in the background. No entry.

1.1 Living Room/Living Room Present
CH-12-5-18 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is sunken along with broken tile pieces around the base. Repair the toilet and tile.

3.8 Bathroom/Floor Condition
There is a trip hazard as you enter the bathroom needs repairing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.2 General Health and Safety/Exits
The back door swells when it rains and the door will not open. Repair or replace. Peeling paint around the door frame also needs repainting.

1.1 Living Room/Living Room Present
No show at 10:20 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:11 am. no one home or present for the inspection. Gate locked no access to the unit.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence boards were replace but the fence is leaning toward the neighbors side. It needs to be reinforced from the other side.

8.7 General Health and Safety/Other Interior Hazards
The carpet has been cleaned however it is soiled so badly and worn it should be replaced. Pass with comment.

1.1 Living Room/Living Room Present
No show at 10:25 am no one home.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show at 11:05 am. no one home or present for the inspection.

2.10 Kitchen/Stove or Range with Oven
The oven is not working as design repair or replace.

1.1 Living Room/Living Room Present
No show at 1:30 pm no one home.

No show at 1:40 pm. The front door was open but the security gate was closed. A TV or radio was on. I knocked on the door and called out but no one answered. Grey BMW parked in the driveway.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393 No show at 12:13 pm. no one home or present for the inspection. Brown house on the corner. BMW parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
1. Two burners on the stove not working.

2. Clean or replace the screens for the exhaust fan.

3.7 Bathroom/Wall Condition
Bathroom wall is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 10:40 pm no one home.

No show at 1:45 pm. the tenant said she canceled her appointment for today.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 12:22 pm. no one home or present for the inspection. Brown triplex.

No show the tenant wasnt home.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one home.

No show at 1:20 pm. corner house no one home. Front porch light was on.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 11:47 am. no one home or present for the inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
No show at 11:05 am front gate for entry to the unit was locked.

No show at 12:57 pm. no one came to the front gate outside the building. The gate was locked for entry to the unit.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393
No show at 10:35 am. no one home or present for the inspection. Gated no access.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Located next to the Flat Screen TV.
1.1 Living Room/Living Room Present
No show at 2:15 pm.

No show 11:33 am. no one home. Brown house.

CH-11-8-18 Pre call PM 30 min prior 510-418-2393

No show/entry at 1:45 pm. the tenant did not receive a notice for the re-inspection.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Cracked tile piece next to the sink that needs replacing, cut hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flapper is bad.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
3.3 Bathroom/Electrical Hazards
GFI is bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Present one not working.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

3. Check the flue its very low.

1.1 Living Room/Living Room Present
No show at 11:40 am no one home.

No show at 10:15 am. the property manager was present. He notified the tenant and her husband was supposed to be home. But there was no answer. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom downstairs left control knob for the hot water has very low water pressure.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Add one more CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The tenant is stating when the heater is on it goes off right away. It may need a new thermostat. Repair or replace.

1.1 Living Room/Living Room Present
No show at 11:50 am no one home.

No show at 10:00 am. No one at home or did not come to the door.

No show at 11:05 am I spoke to the owner earlier and gave the ETA of 11:00 am and he told me the tenant was at home. But no one was home. Brown house.

CH-9-5-18 Property Mg Danter would like a call 650-255-5273 would not be able to be there till 10:00AM has 2 unit that date and time need to know witch one first

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove old mattress and box spring from side of the house.

6.4 Building Exterior/Condition of Exterior Surfaces
The fence in the backyard is deterioration in some areas and needs replacing. Also a split wood board is damage.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground or going outside.
Remove the hose connection from the pressure relief connection.

1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior 510-685-7720

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet tank top is cracked and needs replacing.

4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.

1.1 Living Room/Living Room Present
CH-1-4-19 R/S from 1-15-19 to 1-22-19 owner can not do it that day tenant is moving out. Pre call 30 min prior 408-531-5597

CH-11-2-18 R/S from 11-26-18 to 12-4-18 owner states tenant can not be there that day

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show no one home.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry no notice.
1.1 Living Room/Living Room Present
No show the tenant was home but had the door locked with another lock from the inside.
4.10 Other Rooms/Smoke Detectors
Rear bedroom smoke detector non op.
2.10 Kitchen/Stove or Range with Oven
1. Two control knobs for the stove are missing.

2. Left rear burner not working.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Thermostat is missing.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cracks on two of the stairs need repairing.
1.1 Living Room/Living Room Present
No show at 10:00 am.
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.10 Kitchen/Stove or Range with Oven
Glass stovetop looks damage but all burners are working. The owner feels it only needs cleaning. Tenant clean the glass top.
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units
CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

2.10 Kitchen/Stove or Range with Oven
Repair / replace oven broiler

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

1.4 Living Room/Security
repair / replace front screen door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

2.12 Kitchen/Sink
Large hole under sink

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
1.4 Living Room/Security
Front security gate torn and damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease from oven - fire hazard (Tenant)
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as designed.
8.7 General Health and Safety/Other Interior Hazards
Replace batteries in Carbon Monoxide detector
1.1 Living Room/Living Room Present
No show at 11:15 am. no one home dog barking at the font door.
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
No show at 12:25 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:20 pm. the tenant was leaving for work and refuse inspection.
1.1 Living Room/Living Room Present
No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show no one at home.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
1.1 Living Room/Living Room Present
No show at 10:20 am. unit upstairs no answer.

8.1 General Health and Safety/Access to Unit
Repair/replace torn security gate.
1.8 Living Room/Floor Condition
Living and bedroom entrance: Replace damage tack strip at the front entrance also the bedroom entrance.
2.12 Kitchen/Sink
Faucet damaged/leakage. Also hot water control knob leaks once turned off. It continues to drip.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency. No working smoke detector inside the unit. I did notify the office they are aware and said they would take care of it.
1.1 Living Room/Living Room Present
No show at 9:40 am. no one home.
1.1 Living Room/Living Room Present
No show at 9:55 am. no answer also dog barking at the front door. unit upstairs. Front door slightly ajar.
1.1 Living Room/Living Room Present
2/12/19 inspection cancelled, unit is family occupied

CH-1-29-19 did not get re-schedule from the 7th schedule for 2-15-19 1-4PM. Mail out notice
This unit has been canceled by the office by a text to me Frank Arceneaux this morning.

No show at 12:45 pm. no one home or present for the inspection , brown house decorations on the front door.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done Pre call 30 min prior 909-964-0699

CH-R/S from 10-23-18 to 11-19-18 owner is out of town until 11-17-18
1.3 Living Room/Electrical Hazards
Downstairs: Three prong outlet not testing as designed, must be grounded, or replaced with a two-prong outlet, or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Install a blank cover plate for exposed wires from old smoke detector location upstairs hallway.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom. Missing one strap.

2. Discharge pipe not long enough - must reach within 6" of ground.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
2.8 Kitchen/Floor Condition
The floor level from the kitchen and hallway is to high. Tripping hazard present. It needs a tack strip also in the hallway.
2.10 Kitchen/Stove or Range with Oven
Replace left front burner.
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
CH-1-9-19 R/S from 1-18-19 to 1-31-19 owner said fence is not done yet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet control knobs are not align as design repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

Replace the diverter in the faucet for the bathtub.
4.10 Other Rooms/Smoke Detectors
Remove smoke detectors in the kitchen and dining room also hallway to the living room and bedroom.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning fences in the backyard.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.4 Living Room/Security
Repair / replace security gate - missing door knob and torn
8.7 General Health and Safety/Other Interior Hazards
Window seals of all windows show evidence of leaking due to rain and condensation
3.8 Bathroom/Floor Condition
Repair / replace wet and damaged floor under sink
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.8 Other Rooms/Floor Condition
Carpet leading to kitchen is torn and has exposed nails.
4.7 Other Rooms/Wall Condition
Remove excessive discoloration on walls in main bedroom

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
Kit. = Missing Cabinet Door/Drawer Loosened.

2.12 Kitchen/Sink
Repair / replace counter around sink due to water intrusion

2.8 Kitchen/Floor Condition
Replace missing floor board under sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567

1.1 Living Room/Living Room Present
CH-2-5-19 Pre call owner 30 min prior 510-508-1999

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-6-19 R/S from 2-14-19 to 2-25-19 owner will be out of town. Pre call 30 min prior 415-519-3301

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner can not make it that day. Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19 R/S from 2-15-19 to 2-21-19 owner is not available that day pre call 1 HR prior 510-205-8103

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-2-8-19- Pre call 30 min prior 510-235-6364 and 510-222-2738.

No show at 1:34 pm. no answer.

2.10 Kitchen/Stove or Range with Oven
The stove you purchase the tenant is unable to cook on it because the iron tops are painted and are very slippery. You cannot put a pot or pan on it because it will slide right off. You can replace them with the iron ones and exchange the painted ones.

1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.

1.1 Living Room/Living Room Present
No show 11:20 am tan house tenant did not receive notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
No show 11:35 am Gray house.

1.1 Living Room/Living Room Present
No show at 11:15 am. brown corner house.

1.1 Living Room/Living Room Present
No show the tenant did not receive any notice.

1.1 Living Room/Living Room Present
No show the tenant did not receive a notice 12:12 pm.

1.1 Living Room/Living Room Present
No show 12:20 pm brown building the gate was locked.

1.1 Living Room/Living Room Present
No show at 12:05 pm gold house green trim red front door.

1.1 Living Room/Living Room Present
No show at 11:55 am brown duplex.

1.1 Living Room/Living Room Present
No show at 11:59 am. brown duplex.

1.1 Living Room/Living Room Present
No show at 12:45 pm.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

1.1 Living Room/Living Room Present
No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 1:35 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:30 pm brown building red trim.

1.1 Living Room/Living Room Present
No show at 1:10 pm. brown house green front door.

1.1 Living Room/Living Room Present
No show at 1:25 pm.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-11-19 Pre call 30 min prior 510-508-9510

1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.
1.1 Living Room/Living Room Present
No show at 10:20 pm. brown tan building white security gate no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.
1.1 Living Room/Living Room Present
No show at 11:25 am. pink building front gate was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.
2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
1.1 Living Room/Living Room Present
No show at 10:50 am no access to the unit. Gated community.

No show at 12:17 pm. no access to the unit. Gated community. I called the office but no answer but I left a message with Claudia but no response.
1.1 Living Room/Living Room Present
No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last

inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.
1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.

7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 11:49 am. brown building the unit is upstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint and needs to be resurfaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.1 Living Room/Living Room Present
No show at 11:55 am no one home.
8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.
3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet seat is loose repair or replace.
1.1 Living Room/Living Room Present
No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 11:00 am. no one home.

NO show at 1:40 pm no one home. Green house white security gate. I rang to door bell twice and knocked twice.

No entry/ notice the tenant did not speak English.

2.8 Kitchen/Floor Condition
Repair/replace the broken tile pieces leading out the backdoor in the kitchen to the garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI or two prong outlets. Do not repair any grounded outlets, only the open ground outlets.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to tenant.Safety Hazard. Rear Yard = Overgrown Grass/Weeds.

6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive peeling paint around the unit that needs scrapping off. It should also be painted but that is up to the owner.

7.4 Heating and Plumbing/Water Heater
The hot water heater closet was nail shut at the time of the inspection. Owner must provide access at the next re-inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair the broken concrete in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am gray house no one at home.

No show/no entry the tenant did not know about the inspection.

No show at 2:25pm. no one home. Front gate was locked and there was a pit bull behind the fence barking at me.

No show no answer.

1.1 Living Room/Living Room Present
No show at 1:00 pm the tenant was not at home.

No show at 12:25 pm. the no one answer the door later the tenant called me after I had already spoken to the owner. I waited 10 minutes in front of the unit.

CH-12-31-18 Pre call 1 HR prior 415-972-9525
CH-12-28-18 R/S from 1-4-19 to 1-15-19 tenants are out of town.
CH 12-14-18 R/S from 12-18-18 to 1-4-19 owner not done with repairs
No show at 2:00 pm. no one home or present for the inspection.

CH-9-21-18 Pre call 1 HR prior 415-972-9525.Owner gave verbal permission tenant will be there in his place

CH-9-14-18 Moved from 9/17 to 9/26 1-4pm. Owner confirmed. Pre call 1 HR prior 415-731-0303

1.3 Living Room/Electrical Hazards
The light fixture ahs a short and needs repair.

4.10 Other Rooms/Smoke Detectors
The smoke detectors are to high to test. Please relocate above the door inside the bedroom. Each room.

4.8 Other Rooms/Floor Condition
The floor is very soft as you enter the bedrooms. It feels like its going to give in. Repair/replace damage floor. Carpet is more than 10 years old and should be replaced.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. Current one non-op.

1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.1 Living Room/Living Room Present
CH-2-14-19 Pre call owner 30 min prior 510-528-3311

1.1 Living Room/Living Room Present
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

1.1 Living Room/Living Room Present
No show at 11:30 am. green house black gate in the front was locked no answer.

1.1 Living Room/Living Room Present
No show at 11:35 am. green house black gate in the front was locked no answer.

2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.

2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.

3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.

8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show no one home or present for the inspection.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:35 am. white and black house no one home.

2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.

1.1 Living Room/Living Room Present
The unit was vacant and owner stated it is being remolded, not ready for the inspection.

2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-2-19-19 Pre call 30 min prior 510-612-3365
No show at 11:35 am. white and black house no one home.

1.1 Living Room/Living Room Present
No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am brown house white van parked in front of the gate.

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.

3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.

2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.

5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.

8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.

2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.

2.12 Kitchen/Sink
The dishwasher temperature glass cover is missing and once the door is open the plastic cover to open the door comes off. Repair or replace.

2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.

4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.

1.1 Living Room/Living Room Present
This unit is under section 8 program.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Replace shower diverter.

3.7 Bathroom/Wall Condition
Wall water damage above the shower.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.

3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
This unit is now owner occupied and no longer a rental stated by Mrs. Charlene Ney previous owner which also said she mailed the paperwork over to the City more than a week ago before time of inspection.

1.1 Living Room/Living Room Present
No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show at 11:06 am. no one home.

1.1 Living Room/Living Room Present
No show at 3:25 pm. the tenant was not home but the owner was present putting a table inside the unit. She stated she knew nothing about the complaint inspection also tenant is behind on the rent.

1.1 Living Room/Living Room Present
No show at 3:30 pm. no one home. The owner was present at the time and knew nothing about the inspection,.

1.1 Living Room/Living Room Present
No show at 10:44 am. I called the tenant from the call box and someone buzz me in. When I came to the door no one would open the door. I rang the doorbell on the door twice also called out to let them know who I was but no reply.

No show at 10:40 am. front gate was locked no access.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2. Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show/no entry the work has not been completed. The tenant did not receive a notice for the reinspection.

1.3 Living Room/Electrical Hazards
The tenant is stating the dining room light flickers when it is on for a while. I did not see it at the time of the inspection. It could be a possible fire hazard.

2.10 Kitchen/Stove or Range with Oven
The overhead fan is rusted, and missing the screen. Repair or replace.

4.5 Other Rooms/Window Condition
All windows: The windows are hard to open and some are stuck. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Dining room: Three prong outlet not testing as designed, must be grounded or replaced with a two prong outlet, or GFCI. Owner check all three prong outlets inside the unit. Most outlets were behind the furniture and I was unable to check.
5.3 Secondary Rooms/Electrical Hazards
Exterior security light isnt working, repair or replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
1. The side of the garage is exposed with the wood/beams showing. Water intrusion is entering the garage when it rains. Complete the siding for the garage.

2. Tenant: Rear Yard = Excessive Debris belonging to yourself. Safety Hazard.
8.1 General Health and Safety/Access to Unit
Replace torn security gate in the front. Cutting hazard.
1.1 Living Room/Living Room Present
No show at 11:00 am. The property manager could not make it today and the tenant was not at home.

CH-11-19-18 R/S from 11-20-18 to 12-17-18 owner is very sick. Pre call 30 min prior 510-734-1819
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
1.1 Living Room/Living Room Present
CH-1-30-19 R/S from 1-31-19 to 2-21-19 owner said order of the floor is not in yet needs more time
CH-1-14-19 R/S from 1-15-19 to 1-31-19 owner states repairs not done. Pre call 30 min prior 510-660-9495
3.8 Bathroom/Floor Condition
The floor boards in the bathroom needs securing.
4.4 Other Rooms/Security
The patio door screen is damage and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working repair or replace.
1.1 Living Room/Living Room Present
ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
3.3 Bathroom/Electrical Hazards
Missing globe cover for the light fixture upstairs bathroom.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
3.1 Bathroom/Bathroom Present
Center bathroom upstairs is filled with clutter everywhere/juke. Unable to check.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
This address was not on the drive sheet for today. I went there yesterday and it was a no show.
1.1 Living Room/Living Room Present
No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
No show at 9:30 am no one at home or present for the inspection. Grey duplex.

No show at 12:07 pm. no one home.

No show at 1:55 pm gray house no one home and the porch light was on.
1.1 Living Room/Living Room Present
No show no one home.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
8.1 General Health and Safety/Access to Unit
1. The front door does not close securely.

2. Front door needs a weather strip air gap air intrusion.

3. The security gate is damage and will not close securely.
1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit
2.3 Kitchen/Electrical Hazards
Loose outlet presents an electrical hazard. Located next to the table.

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Two or burners on the stove are not working as design. Repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.
3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.
4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.
1.1 Living Room/Living Room Present
No show @ 11:25 am.

CH-12-19-18 Pre call 30 min prior 510-325-9811 has 2 units
No show at 2:20 pm. pink building lower unit right side.
1.7 Living Room/Wall Condition
The entire apartment needs repainting the walls are all smoked up and yellow throughout.
1.8 Living Room/Floor Condition
The tenants carpet over the owners carpet is badly soiled and should be removed. If the carpet or flooring is damage underneath it also needs to be replaced throughout also the kitchen.
2.10 Kitchen/Stove or Range with Oven
The two front burners are not working without a match.
1.1 Living Room/Living Room Present
No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show/no entry at 12:20 pm. this is a section 8 unit.

The tenant had no notice for the inspection for today.

No show at 1:10 pm. no one at home or present for the inspection.
1.1 Living Room/Living Room Present
CH-12-26-18 Pre call 30 min prior 510-501-8108

No show at 2:30 pm. no one home or present for the inspection today.
1.1 Living Room/Living Room Present
CH-11-5-18 Pre call 30 min prior 510-847-1269. has total 3 unit to inspect
1.1 Living Room/Living Room Present
pre-call 510-374-2052 or 510-525-4310

No show at 12:05 pm. Green house screen front door no answer. Explorer parked in the driveway.
1.1 Living Room/Living Room Present
CH-12-6-18 R/S from 12-18-18 to 1-15-19 owner states had to order parts for stove and the fence is not done because of the weather. Pre call 30 min prior 510-223-1245
1.1 Living Room/Living Room Present
CH-1-28-19 R/S from 1-31-19 to 2-26-19 tenant will be back from out of the country on the 2-21
CH-1-9-19 R/S from 1-15-19 to 1-31-19 owner has been out of the Country. Pre call 30 min prior 510-672-6572
CH-10-22-18 R/S from 10-23-18 to 11-19-18 owner is having a hard time get with the tenant
CH-9-24-18 R/S from 10-3-18 to 10-23-18. Pre call 30 min prior 510-672-6572
2.11 Kitchen/Refrigerator
Tenant : Clean the exterior of the refrigerator its very dirty.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded, or replaced with two prong outlets, or GFCI.

Do not change or correct any grounded outlets.

8.10 General Health and Safety/Site and Neighborhood Conditions
Abandoned Vehicles in street on property.

1.1 Living Room/Living Room Present
CH-12-28-18 Pre call 30 min prior 510-701-2862 owner has 2 units

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet does not flush.

4.10 Other Rooms/Smoke Detectors
Smoke detector in the left bedroom and master bedroom non op.

8.1 General Health and Safety/Access to Unit
The front door lock is damage. There is no lock or strike plate for the bottom lock. Only the deadbolt works.

8.2 General Health and Safety/Exits
Thumb turn Deadbolt leading to the garage is broken.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.

1.1 Living Room/Living Room Present
No show at 11:20 am.

1.1 Living Room/Living Room Present
No show at 10:30 am no answer brown house black security gate.

8.1 General Health and Safety/Access to Unit
The front door needs weather stripping.

1.5 Living Room/Window Condition
Window must be openable and remain open without props. The window is stuck and will not open.

2.13 Kitchen/Space for Storage, Prep and Serving
The counter is damaged by the sink.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Located next to the kitchen table.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat needs replacing.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Torn linoleum.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

7.4 Heating and Plumbing/Water Heater
1. Improper flex connection. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. By the living room window.

4.4 Other Rooms/Security
Door next to the living room needs a door knob.

8.1 General Health and Safety/Access to Unit
Remove double key lock from the front door and replace with a thumb turn deadbolt.

8.2 General Health and Safety/Exits
Backdoor needs a thumb turn deadbolt and a door knob for the security gate.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant clean the toilet and entire bathroom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean basin and cabinets.

3.12 Bathroom/Tub or Shower
Clean shower thoroughly.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

3.2 Bathroom/Electricty
2nd fail: No electricity in the bathroom.

2.10 Kitchen/Stove or Range with Oven
1. The wall next to the stove burners is burnt and needs repair. Also a metal shield should be placed on the wall to prevent fire and heat touching the wall. Possible fire hazard.

2. Exhaust fan is missing the screen. May need replacement.

4.8 Other Rooms/Floor Condition
Left bedroom needs a tack strip.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.4 Living Room/Security
repair / replace front screen door

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.

2.6 Kitchen/Ceiling Condition
Repair large hole above stove where exhaust fan used to be.

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.5 Other Rooms/Window Condition
Front bedroom window does not open and also has cardboard inside due to condensation.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.2 Heating and Plumbing/Safety of Heating Equipment
heater cover is falling off, not secure

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

1.1 Living Room/Living Room Present
No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 10:47 pm. no one at home. Pizza box and backpack at the front door. Yellow house green trim.

CH-2-4-19 R/S from 2-14-19 to 2-26-19 owner will be out of town- 510-215-1567
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
1.1 Living Room/Living Room Present
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 Pre call 30 min prior 510-680-3050
CH-3-4-19 Pre call 30 min prior 510-680-3050
CH-1-29-19 Pre call 30 min prior 510-367-7099
No show at 12:25 pm. The property manager met me at the property but the tenant was not at home and she did not have a key to enter the unit.

No show 11:20 am. no one home I went to 101 as well as 201 no answer.
2.3 Kitchen/Electrical Hazards
The GFCI right side of the sink is broken.
7.4 Heating and Plumbing/Water Heater
One earthquake strap is loose at the bottom.
1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
The tenant was painting and the cover plates for the light switches and the outlets are off at the time of the inspection. Make sure they are all on at time of the re-inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.
1.1 Living Room/Living Room Present
CH-1-2-19 R/S from 1-4-19 to 1-22-19 Prop mgr Jan said tenant is moving out 1-20-19. Pre call 1 HR prior
510-685-7720
4.10 Other Rooms/Smoke Detectors
The smoke detector in the living room is not testing repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow access for the inspection.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working as design repair or replace.
1.1 Living Room/Living Room Present
No entry the manager said the tenant would not allow entry.
2.10 Kitchen/Stove or Range with Oven
Oven not working.
4.4 Other Rooms/Security
Left bedroom door knob is loose.
8.2 General Health and Safety/Exits
The backdoor knob is broken and needs replacing.
1.1 Living Room/Living Room Present
notices were mailed on 9/25 but PM states they did not receive them and refused to allow inspector to go to
units. Notices for 11/29-11/30 inspections sent via certified mail.
1.7 Living Room/Wall Condition
Dining room right side.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Stopper missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
4.10 Other Rooms/Smoke Detectors
smoke detector in childs room not working.
1.1 Living Room/Living Room Present
Unit under rehab.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.
4.10 Other Rooms/Smoke Detectors
The tenants has removed all smoke detectors from the unit.
2.12 Kitchen/Sink
Kitchen sink clogged.
4.4 Other Rooms/Security
Door frame is damage.
Right bedroom missing door knob.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show/no entry no notice.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.

No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry

1.8 Living Room/Floor Condition
The carpet is buckling throughout the entire unit.
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Temperature glass is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
2.10 Kitchen/Stove or Range with Oven
Right rear burner not working.
1.1 Living Room/Living Room Present
CH-2-15-19 R/S from 2-25-19 to 3-5-19 Owner is out of town.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-25-19 R/S from 2-26-19 to 3-5-19 owner states repairs not done Pre call 510-685-8248
1.5 Living Room/Window Condition
The living room window does not lock as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 3-27-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.
1.1 Living Room/Living Room Present
No show

2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:35 am.

No show at 1:35 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.

1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
1.1 Living Room/Living Room Present
No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.
4.10 Other Rooms/Smoke Detectors
Bedroom: Smoke Detector Not Functioning Properly - Emergency.
2.3 Kitchen/Electrical Hazards
1. Replace damage light fixture.

2. A missing and/or cracked coverplate presents an electrical hazard.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
2.10 Kitchen/Stove or Range with Oven
1. Left rear and right front burner are not working.

2. The overhead microwave is not working repair or replace or remove.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
1.1 Living Room/Living Room Present
CH-3-8-19 Call owner upon arrival 510-760-3466
No show at 1:10 pm. brown house green front door.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:35 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan is not working repair or replace.
4.7 Other Rooms/Wall Condition
Center bedroom has a strong mildew odor and children and parents are sleeping inside.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tenant remove all garbage from the front porch.
1.1 Living Room/Living Room Present
CH 1-28-19 pre call 30 min prior 510-375-0235 has 4 units

CH-1-9-19 R/S from 1-10-19 to 1-31-19 owner will be out of town
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present.
7.4 Heating and Plumbing/Water Heater
Repair the door knob for the hot water heater closet.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
2.10 Kitchen/Stove or Range with Oven
Replace right front burner.
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing stopper for the basin.
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:25 am.

No show/no entry the tenant was not at home and the property manager did not have a key for entry.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
1.1 Living Room/Living Room Present
No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show at 11:50 am Green house dogs barking inside.
8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.
2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.

1.1 Living Room/Living Room Present
CH-3-12-19 Pre call owner 30 min prior 510-222-1875
No show at 1:45 pm. no one at home brown house on the corner.

No show at 11:15 am. brown corner house.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working also the right front control knob need replacing.

1.1 Living Room/Living Room Present
No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.

1.1 Living Room/Living Room Present
No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
This the 5th time this is not a rental property it is a Stop & Shop corner convenient liquor and grocery store at the corner of Carlson & Potrero Ave. Green building.

No show this is a grocery store at 9:45 am.

This is not a rental property as noted in my last
inspection. This is a Stop and Shop corner store at the corner of Carlson and Potrero Ave. The owner stated he spoke to someone at the office and they told him he was not telling the true. He showed me his letter for the appointment.

No show no entry this is a corner stop and shop market only. The owner did not understand what the inspection was all about.

1.1 Living Room/Living Room Present
No show at 9:05 am. no one at home.

No show at 11:15 am. the tenant did not receive any notice.

No show at 11:12 am. no answer.

No show at 10:50 am. and 11:05 am. the painter said the owner just left 5 minutes before I arrived. I came back at 11:05 am the tenant said the owner was at the store and to come back later.

1.1 Living Room/Living Room Present
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
1.1 Living Room/Living Room Present
No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.
1.1 Living Room/Living Room Present
No show at 1:00 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:30 pm Chad the property manager did not receive a notice and did not notify the tenant.

No show at 1:55 pm. the pre call was given at 12:35 pm. no one answered the telephone. I left a message with my phone # but no response.

CH-12-13-18 Pre call 1 HR prior 510-671-0006
No show at 9:55 am. front gate locked no one at home.
1.1 Living Room/Living Room Present
No show at 2:07 pm. yellow house green trim Gray Chey Malibu parked in the driveway no answer.

No show at 1:45 pm no one home.

No show at 1:12 pm. no one home. Yellow house green trim on the corner.

No show at 10:10 am. no answer yellow house blue Camry parked in the driveway.
1.1 Living Room/Living Room Present
No entry/no market rental property. The owner had two letters one from the Richmond Housing Authority and the other from the City of Richmond. is going to call Jennifer Curras and fax a copy of proof that this is a section 8 rental.

CH-2-15-19 Address is 243 S 5th street. Pre call 30 min prior 510-952-1512
No show at 11:00 am. there is no address 243 only 245 on 5th street.
1.1 Living Room/Living Room Present
No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.

2.5 Kitchen/Window Condition
Replace the broken kitchen window.

1.1 Living Room/Living Room Present
CH-3-5-19 R/S from 2-28-19 to 3-12-19

4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.

4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.

5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.

3.3 Bathroom/Electrical Hazards
GFI bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.

1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.

3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is leaking at the base.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
1.The fuse box in the closet located in the front living room is damage with exposed wires hanging.

2. The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.

8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
2.3 Kitchen/Electrical Hazards
The light fixture over the sink needs replacing.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left rear burner control knob is broken repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510
2.10 Kitchen/Stove or Range with Oven
Left front burner not working repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.

2.10 Kitchen/Stove or Range with Oven
Repair or replace the overhead exhaust fan.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
No show at 11:10 am. no one at home.

1.1 Living Room/Living Room Present
No show at 11:55 am no one home.

3.12 Bathroom/Tub or Shower
Bathtub has excessive peeling paint present and needs resurfacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
The front door does not close securely and needs repair or replacement.

1.1 Living Room/Living Room Present
No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Underneath the window.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the greasy stove and exhaust fan.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Hot neutral reverse underneath the window.

3.6 Bathroom/Ceiling Condition
Ceiling has some discoloration present.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 10:40 am.

No show at 1:08 pm. no one home.

No show at 10:48 am. no one home. Front porch light was on.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. Pressure relief drain pipe must be extended to 6" of ground.

2. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
No show at 10:21 am.

4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.

1.1 Living Room/Living Room Present
CH-3-4-19 R/S from 3-5-19 to 3-19-19 Owner states repair are not done Pre call 30 min prior 510-760-6547. Advise his this is the last reschedule
CH-2-12-19 R/S from 2-15-19 to 3-5-19 owner has contractor to do the repairs but not for 2 weeks he is book up. Pre call 30 min prior 510-760-6547

CH-1-30-19 R/S from 1-31-19 to 2-15-19
CH-1-9-19 R/S from 1-14-19 to 1-31-19 owner states repair not done

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The house has excessive peeling paint in the front also some dry rot around the front window area.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or replace the broken concrete at the walkway entrance to the front door.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

2.12 Kitchen/Sink
Faucet needs a aerator.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

1.1 Living Room/Living Room Present
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-3-26-19 Pre call 30 min prior 510-213-2687
No show no entry the tenant did not know about the inspection.

No show 11:05 am.

No show at 10:00 am. red brick color house, blocked off by fences that has signs that say beware of dogs. No access to the unit and no one responded when I called out City of Richmond for inspection for unit 239 S 22nd St.

1.1 Living Room/Living Room Present
No show at 10:10 am,

No show at 3:50 pm. white and black car parked in the driveway. No one answered the door.

No show at 1:00 pm. two cars parked in the driveway no answer when I knocked and rang the doorbell also called out who I was.

No show at 11:20 am. no one home or present for the inspection. Brownish peach color house.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dryer vent is missing the cover for outside. Cutting hazard.

1.1 Living Room/Living Room Present
No show @ 9:00 am the tenant did not receive a notice.

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 2 unit

1.1 Living Room/Living Room Present
No show @ 11:15 am. the tenant did not receive a notice.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet is loose repair or replace.

3.3 Bathroom/Electrical Hazards
The GFI in the bathroom is loose repair or replace.

4.10 Other Rooms/Smoke Detectors
Right front bedroom smoke detector non op repair or replace.

4.3 Other Rooms/Elecrtical Hazards
Right front bedroom globe cover for the light fixture is missing.

1.1 Living Room/Living Room Present
No show at 11:15 am. the tenant said they did not get a notice.

No show @ 12:10 pm. the tenant said she did not receive a notice.

No show / no entry at 1:00 pm. the tenant did not know about the inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 1:30 pm. green building next to the gate no one at home.

No show the tenant did not answer the telephone upon arrival no access to enter the gate. Gated community.

1.1 Living Room/Living Room Present
No show at 1:05 pm.

No show at 2:20 pm. the tenant did not receive a notice.

No show at 1:35 pm. green house no one at home.

No show at 10:30 am silver car in the driveway and red mustang. Green house no answer.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

4.10 Other Rooms/Smoke Detectors
Install a duel smoke detector and carbon monoxide detector combo inside the bedroom above the door.

1.1 Living Room/Living Room Present
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

2.10 Kitchen/Stove or Range with Oven
The stove has two burners not working also cracks along the sides. It needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
No show/no entry the tenant did not call for this inspection it has already been done. Now waiting for the reinspection.

CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detectors are not working as design repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 3-28-19 Owner had a death in the family
CH-2-11-19 Pre call 30 min prior 510-508-9510

4.10 Other Rooms/Smoke Detectors
Smoke detectors not working correctly in each bedroom repair or replace.

1.1 Living Room/Living Room Present
No show at 11:30 am the tenant did not speak English and said no one was home.

No show at 1:20 pm. no one home no one answered the door. Owner not present.

No show at 10:15 am no one home no one answered the door. Owner not present.

2.10 Kitchen/Stove or Range with Oven
1. The stove burners are not working as design. Repair or replace the stove.

2. The screen is missing for the exhaust fan.

3.3 Bathroom/Electrical Hazards
Light fixture is damage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
There is a illegal light fixture on the back porch and storage room Which is a possible fire hazard. It must be removed.

5.3 Secondary Rooms/Electrical Hazards
Open ground outlet in the storage room. It must be replaced with a two prong outlet, or GFCI, or you can ground the outlet.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Repair or replace the torn security gate.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.
2.10 Kitchen/Stove or Range with Oven
Oven isnt working repair or replace.
4.4 Other Rooms/Security
Daughters bedroom door knob is loose.
1.1 Living Room/Living Room Present
No show at 1:32 pm.

No show at 1:37 pm. no one at home.
1.4 Living Room/Security
Front security gate torn and damaged
1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill
2.12 Kitchen/Sink
Large hole under sink
2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan
3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling
3.7 Bathroom/Wall Condition
Remove dark discoloration from walls
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet
5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement
8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
1.1 Living Room/Living Room Present
No show at 12:45 pm. porch light on.

No show at 1:35 pm brown building red trim.
1.1 Living Room/Living Room Present
No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.

1.1 Living Room/Living Room Present
No show at 9:20 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel

CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.12 Bathroom/Tub or Shower
Excessive peeling paint in the bathtub.
1.1 Living Room/Living Room Present
No show at 9:15 am.

CH-1-8-19 R/S from 1-10-19 to 1-31-19 owner will be out of town pre call 30 min prior 510-221-1942 Abel
CH-1-3-19 Pre call 30 min prior 510-221-1942 Abel owner has 3 units
3.4 Bathroom/Security
Repair or replace damage bathroom door. It does not close securely.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken concrete in the backyard left side corner area where a toy is located. Also replace damage fence board.
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
No show/no entry at 1:40 pm the tenant said they did not receive a notice.

No show at 1:21 pm. no one at home.

No show the tenant did not receive any notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.(Hallway smoke detector not working).
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-23-19 owner will be out of town. Pre call 30 min prior 415-412-5897
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 30 min prior 510-872-5556
CH-3-20-19 Owner call in said inspector never show up or call
No show at 10:30 am. porch light was on.

CH-3-4-19 go to unit between 11-2 owner need that time frame 510-734-8816
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-12-19 to 4-29-19 Tenant is out of the country. Pre call 30 min prior. 510-776-7302
1.1 Living Room/Living Room Present
CH-4-1-19 R/S from 4-2-19 to 4-19-19 Pre call 30 min prior 510-815-2405
CH-3-7-19 R/S from 3-18-19 to 4-2-19 owner states tenant can not get off work. Pre call 30 min prior 510-815-2405
No show at 10:00 am. Light cream house no one home.

1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 510-507-2541
No show at 10:21 am.
4.10 Other Rooms/Smoke Detectors
Hallway combo smoke and carbon monoxide detector not working repair or replace.
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-1-19 Pre call 1 HR prior 415 522-1777 has 2 units
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133
2.12 Kitchen/Sink
The unit is vacant and the water was off at time of inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

The unit was vacant and owner stated it is being remolded, not ready for the inspection.
1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19
2.10 Kitchen/Stove or Range with Oven
1. The microwave does not work and wires are exposed.

2. The two front burners are not working without a match.
2.12 Kitchen/Sink
The dishwasher does not work.
3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.
4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.
6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.
1.1 Living Room/Living Room Present
CH4-3-19 R/S from 4-12-19 to 4-29-19 owner will be out of town Pre call 30 min prior 510-222-4666
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-19-19 to 4-29-19 owner will be out of town
1.1 Living Room/Living Room Present
CH-4-9-19 Pre call tenant 30 min prior 925-389-6641 so tenant can leave work to meet you

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.1 Living Room/Living Room Present
CH-4-10-19 Pre call 30 min prior 510-541-3358
No show at 11:50 am Green house dogs barking inside.

2.10 Kitchen/Stove or Range with Oven
Replace the damage stove. 3 burners not working without a match.

8.1 General Health and Safety/Access to Unit
Repair broken concrete along the entry walkway.

1.1 Living Room/Living Room Present
No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
No show/at 12:35 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.

1.1 Living Room/Living Room Present
No show at 12:35 pm. no one home but the dog barking at me through the window.

1.1 Living Room/Living Room Present
No show at 12:45 pm. no one home the neighbor said no one is living in this unit.

1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.

4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.

2.3 Kitchen/Electrical Hazards
1. Loose outlet presents an electrical hazard. Located next to the stove.

2. Damaged outlet presents an electrical hazard. Located next to the refrigerator.

3. GFI Bad.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

4.10 Other Rooms/Smoke Detectors
1. The smoke detector in the center bedroom needs replacing.
2. Left bedroom smoke detector not working repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.

1.1 Living Room/Living Room Present
GFI Bad in the living room also missing the coverplate.

2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.

1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.

3.3 Bathroom/Electrical Hazards
GFI Bad.

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

4.3 Other Rooms/Elecrtical Hazards
1. Front bedroom light fixture is missing exposed wires hanging possible fire hazard.

2. Also missing the coverplate for the outlet check for all missing coverplates and replace them if missing throughout the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Missing one strap.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle broken.

1.1 Living Room/Living Room Present
No address on this street at searched at 1:20-1:30 pm.

1.1 Living Room/Living Room Present
CH-4-17-19 Pre call tenant per owner 30 min prior 510-672-8456
Not an address on this street checked at 1:20-1:30 pm.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

2.12 Kitchen/Sink
The faucet is loose and needs repair or replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

3.3 Bathroom/Electrical Hazards
1. Center bathroom light fixture is not working.

2. Non-working outlet may be hazardous. Two prong outlet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Center bathroom: Sink Facuet needs replacement.

3.12 Bathroom/Tub or Shower
1. Bathtub re-chalking.

2. Tub Drain Clogged/Slow.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

3.12 Bathroom/Tub or Shower
Bathtub needs resurfacing. Excessive peeling paint.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units

1.7 Living Room/Wall Condition
Living room has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue. The tenant has stated they had to replace furniture because it.

2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.

2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.

3.12 Bathroom/Tub or Shower
The bathtub needs re-chalking around the shower walls and floor area.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.

1.1 Living Room/Living Room Present
CH-4-12-19 R/S from 4-15-19 to 4-23-19 repair not done
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 10:40 am no one at home.

1.1 Living Room/Living Room Present
CH-4-12-19 Owner sent proof unit is section 8
This unit is under section 8 program.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

2.10 Kitchen/Stove or Range with Oven
Right front burner needs repair or replace.

2.10 Kitchen/Stove or Range with Oven
1. Right side burners front & back not working repair or replace.

2. Overhead exhaust fan not working.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.

1.1 Living Room/Living Room Present
No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-12-19

CH-3-13-19 R/S from 3-19-19 to 4-2-19 repairs not done Pre call 1 HR prior 510-776-5103

No show /entry at 1:15 pm. the tenant said the owner did not let them know.

No show at 12 pm. no one home or present for the inspection. Green house red SUV in the driveway.

2/22/19 - owner requests reschedule, moved to 3/19

2.12 Kitchen/Sink
The dishwasher does not work.

3.7 Bathroom/Wall Condition
Bathroom walls are chipped and cracking it needs repair and repainting. The entire bathroom needs repainting.

4.7 Other Rooms/Wall Condition
Hallway walls and ceiling needs repainting dark discoloration present.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (testing as open ground THROUGHOUT ENTIRE UNIT), must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
The garage walls and ceiling has a lot of dark discoloration present. Must be cleaned and repainted.

6.4 Building Exterior/Condition of Exterior Surfaces
The tenant needs to clean out the garage.

7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. lots of dropping on the floor also on tenants old items.

1.1 Living Room/Living Room Present
CH-2-7-19 R/S from 2-15-19 to 2-21-19 owner states tenant can not get off work that day. Pre call 1HR prior 415-533-7804

1.1 Living Room/Living Room Present
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.
1.1 Living Room/Living Room Present
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.
4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.
4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.
5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.
1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
2.10 Kitchen/Stove or Range with Oven
The glass to the oven door is missing repair or replace the stove.
3.8 Bathroom/Floor Condition
The bathroom floor next to the hot water heater floor is damage and needs repair/replacing. Trip hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Right bedroom: A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
The front door lock is damage/loose repair or replace.

1.1 Living Room/Living Room Present
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.

4.5 Other Rooms/Window Condition
1. The bedroom window upstairs has a lot of condensation present and needs insulation or replaced. The tenant states it rattles a lot when the wind is blowing. Recommendation it should be changed out for a new one.

2. Window has a defect which may allow significant drafts to enter the unit.

1.1 Living Room/Living Room Present
CH-1-7-19 Pre call 30 min prior 510-236
8366

1.4 Living Room/Security
repair / replace front screen door

3.7 Bathroom/Wall Condition
Wall damage by the sink from a leak

4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet caught on fire.Damaged outlet presents an electrical hazard. Owner check all outlets throughout the unit for fire hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Frame leading to kitchen is missing a large piece of stucco, large hole present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
EMERGENCY! The tenant is breathing carbon monoxide poisoning and getting ill. PG&E emergency was dispatched out to the unit today.The carbon monoxide detector is going off when the heater is turn on and off! The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

The carbon monoxide detector is going off when the heater is turn on. The tenant is calling PG&E to have it checked out. The tenant has stated she has been going to the doctor from getting dizzy and sick in the stomach. The heater sounds like it is not venting out correctly.

8.1 General Health and Safety/Access to Unit
The security gate is not closing.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
04/15/2019: No work has been done. The unit is still in bad condition.

The tenant is living inside the unit along with his wife and children. The entire unit is uninhabitable. The garage has rats, the tenant showed me a picture on his IPhone of a huge rat dead inside the tub which came up through the drain pipe laying inside the bathtub. The owner needs to get this place renovated and work around the tenants not causing him and his family to be relocated paying higher rent than they have to.

1.5 Living Room/Window Condition
All window seals have dark discoloration along the tracks and need to be cleaned thoroughly as well as being weather proof.

1.7 Living Room/Wall Condition
The walls have dark discoloration present and the entire unit needs to be repainted.

1.8 Living Room/Floor Condition
The flooring needs replacing throughout the entire unit including the hallway and bedrooms.

2.10 Kitchen/Stove or Range with Oven
One or more burners are not working as design and the stove needs to be replaced.

2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator/Freezer does not maintain temperature. The refrigerator is obviously inadequate in size relative to the needs of the family. Refridgerator Not Cooling Properly.

2.12 Kitchen/Sink
Faucet damaged/leakage. Repair pipes under sink. Kitchen sink plumbing has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. The counter top needs replacing from water damage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Bath Sink Faucet Leakage Present. Sink Clogged also a major leak underneath the tenant has a bucket to catch the water.

3.12 Bathroom/Tub or Shower
The shower wall has a large hole that the tenant has covered. The bathtub and shower wall needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
The patio door has dark discoloration along the tracks.

4.6 Other Rooms/Celing Condition
The bedroom ceiling has a lot of dark discoloration due to the roof leaking. Lots of dark discoloration in the closet which has grown on the clothes and shoes that the tenant own.

4.8 Other Rooms/Floor Condition
Carpet is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

2.3 Kitchen/Electrical Hazards
It is recommended that a GFCI next to the sink instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet is loose at the base.
3.12 Bathroom/Tub or Shower
1. Re chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-2-8-19 Pre call 30 min prior 510-213-4482 owner has 2 units
2.10 Kitchen/Stove or Range with Oven
1. The stove ignitors are not working as design once appliance is plug in it continues to beep warning signs.

2. Replace missing light bulb for the exhaust fan.
2.7 Kitchen/Wall Condition
Replace the missing cabinet doors also the drawer right side of the refrigerator.
4.10 Other Rooms/Smoke Detectors
Repair or replace non working smoke detectors in the family room and bedrooms.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
8.4 General Health and Safety/Garbage and Debris
Tenant remove all garbage and debris from the backyard.
1.1 Living Room/Living Room Present
Fail: The owner doing a complete renovation to the home and put it on the market for sale. He will notify the office.
2.10 Kitchen/Stove or Range with Oven
The stove has excessive peeling paint also the clock is melted along with the control panel.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The linoleum is damage around the toilet area and needs replacing throughout.
3.12 Bathroom/Tub or Shower
1. The shower doors are not secure they swing out and could possibly fall on someones foot.

2. Tub Faucet Leakage Present.

3. Tub/Shower Faucet Knob(s) Damaged / Missing.
3.3 Bathroom/Electrical Hazards
GFI is bad, not testing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Large cracks on the garage floor needs repairing, tripping hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Excessive dry rot on the patio floor and steps and rails.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear yard: Trim the trees/cut back.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
CH-4-16-19 R/S from 4-19-19 to 4-29-19 owner has doctor appt. Pre call 650-892-7628 has 2 units
1.1 Living Room/Living Room Present
4/23 MZ Called owner, 510-367-6943, advised there is no route on the scheduled inspection date. Changed from 4/24 9AM-12PM to 5/9 9AM-12PM

4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
1.1 Living Room/Living Room Present
CH 4-16-19 Pre call 1 HR 510-703-9214
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
This is not a reinspection but a complaint inspection.

CH-3-5-19 R/S from 2-28-19 to 3-12-19

4/16/19 pass with comment - mildew issues are in bathroom, are very mild and are tenants responsibility to clean. All flooring is new.
2.10 Kitchen/Stove or Range with Oven
The right front burner is not working also replace the damage right front burner.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace the missing globe cover in the childrens bedroom.
4.6 Other Rooms/Celing Condition
The left bedroom/childs room ceiling has water leaking through.
5.3 Secondary Rooms/Electrical Hazards
Repair or replace the back porch light. Not working.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Front of the property also the side where the front door is located. Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314

No show at 11:55 am brown duplex.
2.3 Kitchen/Electrical Hazards
Damaged painted three prong outlet presents an electrical hazard. Located at above the kitchen table.
3.3 Bathroom/Electrical Hazards
GFI is testing open neutral.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-3-6-19 R/S from 3-11-19 to 3-12-19 owner states tenant will not be there. Pre call 30 min prior 510-282-4314
No show at 11:59 am. brown duplex.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Through out the unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Unable to check the hot water heater it was blocked.
1.1 Living Room/Living Room Present
No show at 1:25 pm. White truck in the driveway also a F150 parked on the side of the unit. No answer.

2.12 Kitchen/Sink
The dishwasher is not working repair or replace or remove and replace with a cabinet.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
5.3 Secondary Rooms/Electrical Hazards
The back porch light is not working must be replace with a new one or fix the present one.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace the damage dryer vent.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair/replace leaning fences on the right side of the backyard also the back fence in the backyard.

2. Repair/replace the gate.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
The security gate is torn and needs replacing.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace the broken concrete in the backyard tripping hazard.
1.1 Living Room/Living Room Present
Unit under rehab.
1.1 Living Room/Living Room Present
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show /no entry
2.12 Kitchen/Sink
The floor board under the sink has water damage.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom: Sink Clogged.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector is not testing as design. Needs replacing.
4.5 Other Rooms/Window Condition
The blinds in the master bedroom fell , needs repairing.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
No show/no entry the tenant said they did not receive a notice.
1.1 Living Room/Living Room Present
No show
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.
1.1 Living Room/Living Room Present
No show
1.1 Living Room/Living Room Present
MZ 4/17 Owner, Charles Lovan, called in has an inspection on 4/18 1PM-4PM. Requested a pre-call (510)205-3524 and also requested the inspector be there by 1pm owner has to pick up his grandkids and doesnt want to be late.
1.1 Living Room/Living Room Present
No show at 1:10 pm. Once I arrived I did not have access to enter the gate because you have to have a code. I went and spoke with the property manager and she called the tenant but they did not answer so she left a message to let them know they I could not enter unless they gave me a code or a phone number to contact them so they could let me in.
6.4 Building Exterior/Condition of Exterior Surfaces
1. Rear Yard = Overgrown Grass/Weeds.

2. Repair the leaning left side. The owner next door is responsible as well as the owner for this property being the fence is falling over to this 608 Thomas property.
1.1 Living Room/Living Room Present
No show at 1:25 pm.
4.10 Other Rooms/Smoke Detectors
Left bedroom is missing the smoke detector.
4.3 Other Rooms/Elecrtical Hazards
Left bedroom outlet next to the kitchen has a small gap.
1.1 Living Room/Living Room Present
No show at 1:45 pm. no one at home.
1.6 Living Room/Ceiling Condition
The ceiling has a two holes.
2.12 Kitchen/Sink
The dishwasher drain is clogged water runs onto the countertop once on.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet has a small hole at the bottom.
3.7 Bathroom/Wall Condition
Left corner wall has some discoloration also around the toilet area.
1.1 Living Room/Living Room Present
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.
1.1 Living Room/Living Room Present
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:02 am.

1.1 Living Room/Living Room Present
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:26 am no one at home.

No show at 10:58 am.
1.1 Living Room/Living Room Present
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.

1.1 Living Room/Living Room Present
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
The owner and the tenant has been working on correcting the problems. The maintenance man is scheduling another appointment while the tenant is at home to finish up the issues the tenant noted.

Tenant number if needed 510-734-9395
1.1 Living Room/Living Room Present
CH-4-19-19 Pre call owner 30 min prior 510-837-8710
1.1 Living Room/Living Room Present
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
No show/no entry at 11:00 am. the tenant said she did not get any notice for the reinspection.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
1.1 Living Room/Living Room Present
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. The unit is having repairs done and isnt ready for inspection. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in needed to reschedule she has jury duty that day. Changed from 4/29 9AM-12PM to 5/2 9AM-12PM

CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.
2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the leaning fence in the backyard also replace missing fence boards.

2. Repair the damage gate left side of the house missing fence board.

3. Repair/replace damage floor board/wood in the backyard by the gate dry rot present.

1.1 Living Room/Living Room Present
No show the owner was present and showed me her letter for only one inspection for# 538 only. She will contact the office to let them know of the mistake. She will call Jennifer Curras clarify.

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
No show/no entry at 9:35 am.The tenant did not receive a notice.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Located in the hallway.

2. The bedroom upstairs (tenant sons room) Loose outlet presents an electrical hazard. Currently has masking tape to secure it. Must be replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Some needs new batteries.

3.3 Bathroom/Electrical Hazards
GFI BAD check both bathrooms.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub upstairs.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. Shower head needs replacing.

4.10 Other Rooms/Smoke Detectors
The hallway smoke detector is damage and needs replacing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.3 Living Room/Electrical Hazards
1. The three prong outlet located in the den is painted and needs replacing.

2. The outlet next to the fireplace located in the family room/den is damage and needs replacing.

3. Entry way outlet: Damaged outlet presents an electrical hazard.

4. Damaged outlet presents an electrical hazard. is painted.

8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.

3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.

4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.

8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
No show/ no entry at 2:18 pm. no access for entry. Gated community.

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

3.7 Bathroom/Wall Condition
Comment : the tenant is requesting grab bars next to the toilet also the bathtub because of her husbands disability. Pass with a comment.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.

1.1 Living Room/Living Room Present
4/23 MZ No route on date scheduled. Tried to call owner, (619)961-6187, message system said wrong number. RE-scheduled for 5/9 9AM-12PM sent out notices.

No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
No show at 1:38 pm light color house yellow trim.

1.1 Living Room/Living Room Present
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
CH-4-2-19 R/S from 4-2-19 to 4-23-19
CH-3-15-19 R/S from 3-19-19 to 4-2-19 Owner is very sick .Pre call 30 min prior 707-480-0133

1.1 Living Room/Living Room Present
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
No show at 12:47 pm. no answer.

1.1 Living Room/Living Room Present
CH-4-4-19 R/S from 4-3-19 to 4-23-19

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

4.7 Other Rooms/Wall Condition
The bedroom has a dark discoloration underneath the paint also has a large hole present. The tenant has duck tape covering the holes The tenants stated that they painted over the discoloration on the other parts of the wall without cleaning it but painted over it without priming it first.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9.

1.1 Living Room/Living Room Present
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show at 11:30 am no one home.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water. Tenant stated the plumber will be out on Wednesday.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen drawer needs repair.

2.12 Kitchen/Sink
Faucet damaged/leakage.

2.10 Kitchen/Stove or Range with Oven
Oven is making clicking noises once on while preheating oven.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Needs to reschedule. Out of town date of inspection. Changed from 5/24 1-4 to 5/13 1-4 (510)914-3740

1.1 Living Room/Living Room Present
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.

1.1 Living Room/Living Room Present
MZ 4/30 Owner, Wesley, called in with gate code and phone number. Gate code #8462. Needs pre-call to get there (510)364-2637

No show/ no entry at 2:18 pm. no access for entry. Gated community.

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.

1.1 Living Room/Living Room Present
No show at 11:38 am. no one at home.

No show at 11:00 am.

No show at 9:00 am. no one came to the front door. I heard someone walking in the background.

No show at 1:00 pm. gray Chrysler parked in the driveway, mail inside the mailbox. No answer.

1.1 Living Room/Living Room Present
No show at 10:30 am.

No show at 11:30 am.

4.4 Other Rooms/Security
Daughters bedroom door knob is loose.

1.1 Living Room/Living Room Present
No show at 12:46 pm. no one at home.

No show at 1:32 pm.

No show at 1:37 pm. no one at home.

1.4 Living Room/Security
Front security gate torn and damaged

1.5 Living Room/Window Condition
Water damage present with dark discoloration around the window and the sill

2.12 Kitchen/Sink
Large hole under sink

2.7 Kitchen/Wall Condition
Large hole underneath the exhaust fan

3.6 Bathroom/Ceiling Condition
Remove dark discoloration from ceiling

3.7 Bathroom/Wall Condition
Remove dark discoloration from walls

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Flooring is sinking around toilet, repair/ replace

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

4.7 Other Rooms/Wall Condition
Remove dark discoloration around walls and closet

5.4 Secondary Rooms/Other Potential Hazardous Features
Large holes in walls where the washer and dryer are as well as the hot water heater

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit is worn through and needs removal and replacement

8.9 General Health and Safety/Interior Air Quality
Strong mildew odors present throughout unit
1.1 Living Room/Living Room Present
No show at 12:37 pm. no address on this street..

No show at 11:15 am.

No show at 11:40 am. no one at home.

No show at 1:45 pm. green building.
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
2.12 Kitchen/Sink
Right control knob not working as design repair or replace.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector not working.
1.1 Living Room/Living Room Present
No show at 2:10 pm section 8 unit.

No entry at 11:30 am.The owner was present and once he and I entered the unit he asked a question about the tenant not receiving a notice for the inspection. As we talked further he stated this is not a market rate rental but it is a section 8 unit. He will contact Claudia or Allison to discuss and would like a refund. He traveled 3 hours for this inspection.
1.1 Living Room/Living Room Present
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
2.7 Kitchen/Wall Condition
Dark discoloration on the walls also the ceilings. Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.

1.1 Living Room/Living Room Present
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609

2.12 Kitchen/Sink
Kitchen sink has a major leak.

2.10 Kitchen/Stove or Range with Oven
Tenant clean the stove, knobs, also the fan & oven it is very greasy and dirty.

6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
The house is being remolded owner will request a new inspection date.

1.1 Living Room/Living Room Present
CH-3-11-19 R/S from 3-12-19 to 3-19-19 owner has meeting that day. Pre call 30 min prior 510-390-1375
No show at 11:30 am. green house black gate in the front was locked no answer.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Overhead exhaust fan needs a light bulb.

2.12 Kitchen/Sink
Faucet needs a aerator.

2.3 Kitchen/Electrical Hazards
1. Damaged outlet presents an electrical hazard. (painted) left side of the sink coffee maker is plugged top outlet, bottom is painted inside. Replace the outlet.

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Right wall where the lamp is plugged in is testing hot neutral reverse.

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

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CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call 30 min prior 510-672-6844

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Carolyn, called in to re-schedule. Changed from 5/9 to 6/7 11AM-2PM. Home (417)457-6343 or cell (417)260-7042

No show at 1:00 pm. green house.

1.1 Living Room/Living Room Present
Pre-call one hour ahead: 510-685-7720

No show at 12:25 pm no answer.

No show at 11:45 am. no answer.

No show at 12:45 pm. Silver Corvette and large white SUV both parked in the driveway.

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as design repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank top.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. Discharge pipe needs to be re-connected.

1.1 Living Room/Living Room Present
MZ 5/8 Owner, Terry Keenan, called in to reschedule. Is out of town for original inspection date 5/31. Changed to 6/11 1PM-4PM (415)388-9235

1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit

8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.

1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.

1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.

2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.

2.2 Kitchen/Electricty
The overhead light fixture is not working. May need new bulbs. Repair or replace, also replace the globe cover.

2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.

3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.

3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.

4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.

6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.

8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 5/21 11-2 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
MZ 5/10 PM, Dina, called in. Needs both units on same date and time. Changed from 6/10 to 5/21 1-4 (510)421-1596 call for access doorbell on gate doesnt work.

1.1 Living Room/Living Room Present
5-9-19 No Show 11:10AM Yellow Building
No show/no entry at 1:25 pm. the owner was present we knocked on the door but no one answered. He could not locate a key for the unit.

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling and walls also dark discoloration.

4.5 Other Rooms/Window Condition
The windows throughout the unit rattles and are vert thin. Lots of condensation comes inside.

4.7 Other Rooms/Wall Condition
Walls have dark discoloration throughout the unit.

5.3 Secondary Rooms/Electrical Hazards
Loose outlet presents an electrical hazard. Throughout the entire unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is putting out gas fumes when on and off.

1.1 Living Room/Living Room Present
5-9-19 NO Show 10:30AM Brown & white
No show at 11:45 am the tenant did not receive a notice for todays inspection. Third visit no notice given.

No show at 11:50 am.

No show/no entry the tenant did not receive a notice for the inspection.
1.1 Living Room/Living Room Present
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
2.12 Kitchen/Sink
kitchen sink hot water not working.
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
3.12 Bathroom/Tub or Shower
Down stairs bathroom shower head and spout are missing
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.

1.1 Living Room/Living Room Present
5-9-19 No entry dog in yard 11:00AM white & Blue house

1.1 Living Room/Living Room Present
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879

1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.

2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.

2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.

3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.

3.8 Bathroom/Floor Condition
Linoleum badly damage.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.

4.4 Other Rooms/Security
All doors are off in the bedrooms.

4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .

4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:00PM Tan & Brown
No show at 2:35 pm. This is a section 8 unit.

No show /no entry the tenant said they did not receive a notice. This is a section 8 unit.

This unit is inspected by the Richmond Housing Authority. Section 8.

1.1 Living Room/Living Room Present
5-9-19 No Show 1:10PM Gray & Blue building
No show at 11:30 am. tenant not at home.

No show

No show at 10:00 am.

1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.

1.1 Living Room/Living Room Present
No show at 1:50 pm. the last visit the tenant was moving out. It looked like the unit was vacant from the glass window.

No show at 10:55 am no one home porch light was on.

3.3 Bathroom/Electrical Hazards
It is recommended that a GFCI next to the basin instead of standard three prong outlet. It is located next to the water possible hazard. Pass with a comment.

5.2 Secondary Rooms/Security
Both garage doors has no security the locks do not work and there is access from outside to enter inside. Repair or replace.

5.3 Secondary Rooms/Electrical Hazards
The porch light next to the garage as you walk up to the unit does not work. Possible hazard repair or replace.

8.1 General Health and Safety/Access to Unit
The front door lock is broken and there is no security other than the top lock. Needs replacement.

2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove

2.10 Kitchen/Stove or Range with Oven
Clean vent fan (tenant resp.)

3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture

2.12 Kitchen/Sink
Kitchen sink missing stopper

1.5 Living Room/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178
CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.13 Bathroom/Ventilation
Exhaust fan

1.3 Living Room/Electrical Hazards
Missing outlet cover under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.12 Bathroom/Tub or Shower
Missing shower knob bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 un mounted outlet left of window

1.1 Living Room/Living Room Present
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12. (510)235-3393

4.4 Other Rooms/Security
Remove key lock bedroom 2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper

1.1 Living Room/Living Room Present
5-13-19 No Show 10:00AM
No show at 11:00 am no one at home.

No show
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly. Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:05AM
No show at 11:03 am no one at home.

No show at 11:30 am. unit is upstairs.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:10
No show at 11:15 pm. no one at home.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:15AM
No show at 11:16 am no one at home.

No show at 9:55 am.

No show at 12:05 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:20AM
No show at 11:19 am no one at home.

No show at 12:15 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Two burners on stove not working repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly - Emergency.
Bedroom smoke detector not working.
1.1 Living Room/Living Room Present
5-13-19 No Show 10:25AM
No show at 11:26 am no one at home.

No show at 10:58 am.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:30AM
No show at 11:22 am no one at home.

No show at 10:48 am.

No show at 12:10 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:35AM
No show at 11:26 am no one at home.

No show at 9:45 am.

No show at 12:27 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:40
No show at 11:45 am.

No show at 9:30 am.

No show at 12:50 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 10:45
No show at 11:38 am no one at home.

No show at 9:35 am.

No show at 1:35 pm. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:00AM
No show at 1:04 pm. no one at home.

No show at 9:25 am.

No show at 11:55 am. no one at home.

1.1 Living Room/Living Room Present
5-13-19 No Show 11:15AM
No show at 10:41 am no one at home.

No show at 1:05 pm. no one at home.
2.10 Kitchen/Stove or Range with Oven
Right front burner not working repair or replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Left drawer next to the sink is missing.
3.12 Bathroom/Tub or Shower
Re-chalk bathtub.
4.10 Other Rooms/Smoke Detectors
Hallway smoke detector missing.
4.5 Other Rooms/Window Condition
Front bedroom window is broken and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace painted carbon monoxide detector.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:20AM
No show at 10:50 am no one at home.

No show 11:10 am.

No show at 1:00 pm. no one at home.
1.1 Living Room/Living Room Present
5-13-19 No Show 11:10AM
No show at 10:52 am no one at home.

No show at 1:15 pm. no one at home.
1.1 Living Room/Living Room Present
No show at 11:55 am.

No show at 9:25 am.

No show at 12:45 pm. no one at home.
2.7 Kitchen/Wall Condition
Wall damage in the dining room next to the table. There is a hole in the wall, the tenant has masking tape around covering some of it. When it rains water intrusion runs on the floor. The tenant has to clean it often. She is a senior with a disability. She has stated that she has called the office more than once and put in a work order but no one has come to do any repairs. This is a emergency at this point.
3.13 Bathroom/Ventilation
The fan is not working.
1.1 Living Room/Living Room Present
MZ 5/15 Owner called in. Needs to rescheduled. Unit is not ready and will be out of town. Changed from 5/31 to 7/8 11-2 Cindy (510)235-6667
1.1 Living Room/Living Room Present
AS 5/15 Spoke to owner, rescheduled for 5/28 because owner is out of town.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called. Changed date from 6/6 11-2 to 6/11 9-12. Pre-call: (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/16 Manager, Alice, called in. Tenant is out of town date of inspection. Changed from 5/23 to 6/11 1pm-4pm (510)701-2782

1.1 Living Room/Living Room Present
MZ 5/16 Owner, Chamnan Lim, called in to give pre-call number (510)754-6120 in case they cant get thru the gate.

1.1 Living Room/Living Room Present
AS 5/17 11:00AM - spoke to owner, repairs are not done, rescheduled for 6/10 1-4. Pre-call ONE HOUR PRIOR: 510-222-9150

CH-4-9-19 R/S from 4-12-19 to 4-29-19 repairs not done per owner. 510-222-9150

1.8 Living Room/Floor Condition
The carpet is badly soiled and needs cleaning possibly replacing if more than 10 years old. Pass with a comment.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The sink needs to be re-chalked.

3.12 Bathroom/Tub or Shower
1. Re-chalk the bathtub.

2. Tub/Shower Faucet Knob(s) Damaged / Missing.

3. Tub needs a diverter.

4.8 Other Rooms/Floor Condition
The center bedroom floor is soft underneath also has a hole in the carpet that should be repaired and replaced.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace gate in the front of the house it has exposed nails present. Cut hazard.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Overgrown Grass/Weeds. Also front yard.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches and ants.

1.1 Living Room/Living Room Present
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733

1.1 Living Room/Living Room Present
MZ 5/17 PM, Ruby, called in to reschedule. Repairs arnt done. Changed from 5/23 to 7/8 11-2. pre-call 628-219-4162

CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162

1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.

2.5 Kitchen/Window Condition
All windows will not open. Window is severely deteriorated and no long able to keep out the elements.

3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.

4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.

4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.

4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.

4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.

6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.

7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.1 Living Room/Living Room Present
MZ 5/17 Owner, Suzan, called in. Changed inspection from 6/4 9-12 to 5/24 1-4. Pre-call to get thru gate. (415)465-3972
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior 510-236-8366
No show /no entry at 1:05 pm. the tenant did not receive a notice.

No show the tenant did not receive a notice 11:45 am yellow unit.
3.8 Bathroom/Floor Condition
The linoleum has water damage/badly stained and needs replacing.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
There is a loose cable wire on each heater that needs addressing repair or replace.
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
MZ 5/20 Owner, Maria, called in. Changed from 5/30 to 5/28 9-12. With pre-call (510)672-9363
1.1 Living Room/Living Room Present
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
1.1 Living Room/Living Room Present
AS 5/21 9:40AM - spoke to owner, repairs are not done, rescheduled to 6/11 1-4

2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
AS 5/21 3:10PM - rescheduled for 6/24 11-2.

No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
AS 5/21 3:14PM - rescheduled for 6/24 11-2.

No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
1.1 Living Room/Living Room Present
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
4.4 Other Rooms/Security
remove key lock
3.12 Bathroom/Tub or Shower
shower door needs track
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
2.12 Kitchen/Sink
sink needs disposal guard
2.10 Kitchen/Stove or Range with Oven
right rear burner inoperable

4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition remove black discoloration
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
1.1	Living Room/Living Room Present 5-21-2019 No Show Brandon
3.7	Bathroom/Wall Condition remove black discoloration
3.12	Bathroom/Tub or Shower remove black discoloration
4.3	Other Rooms/Elecrtical Hazards non working outlet right of entry
1.5	Living Room/Window Condition remove black discoloration
2.12	Kitchen/Sink remove black discoloration
2.10	Kitchen/Stove or Range with Oven front left burner inoperable
3.5	Bathroom/Window Condition remove black discoloration
3.6	Bathroom/Ceiling Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.13	Bathroom/Ventilation clean vent fan in 1/2 bath
4.5	Other Rooms/Window Condition remove black discoloration window dry rot
4.6	Other Rooms/Celing Condition remove black discoloration
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no co2
2.12	Kitchen/Sink leaking at spout
2.10	Kitchen/Stove or Range with Oven Remove excessive grease
4.5	Other Rooms/Window Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors no smoke detector in common area
3.12	Bathroom/Tub or Shower shower diverter not working
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove trash & furniture from back yard
2.3	Kitchen/Electrical Hazards open ground (kitchen/hall)
2.10	Kitchen/Stove or Range with Oven drip pans need to be replaced
4.3	Other Rooms/Elecrtical Hazards open ground under tv (right rear bedroom)

3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window broken (bedroom 3)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
4.5 Other Rooms/Window Condition
needs window lock
1.1 Living Room/Living Room Present
Pre-call: 415-465-3972
1.1 Living Room/Living Room Present
CH-5-23-19 Pre call 30 min prior 510-333-0725 gated area
1.1 Living Room/Living Room Present
MZ 5/23 Owner, Lisa, called in. Tenants might be moving. Changed from 5/24 to 6/7 1-4. Pre-call (510)233-3357
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8
9-12. (510)375-2866
1.7 Living Room/Wall Condition
Make free of peeling paint
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
2.12 Kitchen/Sink
Replace damaged faucet
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
2.3 Kitchen/Electrical Hazards
outlet left of sink has hot/ground reverse
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.3 Kitchen/Electrical Hazards
Replace inop. light fixture
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
1.1 Living Room/Living Room Present
No show/ entry at 1:55 pm. the tenant did not receive a notice. green house on the corner.

5/16/19 owner states not rented anymore. no refund due to no notice until after inspection attempted
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
3.8 Bathroom/Floor Condition
Repair damaged floor tiles in upstairs bathroom
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
3.5 Bathroom/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
2.3 Kitchen/Electrical Hazards
Secure loose outlet right of stove
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly
1.1 Living Room/Living Room Present
No show at 1:26 pm. no one home pit bull in the yard.

No show 11:20 am tan house tenant did not receive notice.
2.10 Kitchen/Stove or Range with Oven
Two right burners on stove not working repair or replace. The tenant said they cleaned the stove and they were not dry inside yet.
3.8 Bathroom/Floor Condition
The bathroom floor is soft underneath and needs repair & replace.
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-680-3050
No show/at 12:30 pm. the tenant did not receive a notice.
1.6 Living Room/Ceiling Condition
Ceiling is damage peeling paint from previous roof leak property manager stated but the roof has been repaired.
1.1 Living Room/Living Room Present
5/24 Owner called in and requested a pre-call 30 minutes prior at 510-237-7712
1.3 Living Room/Electrical Hazards
1. GFI Bad in the living room also missing the coverplates for the light and outlet.

2. Overhead light fixtures not working as designed.
2.10 Kitchen/Stove or Range with Oven
Vent cover for the microwave is damage repair or replace.
2.3 Kitchen/Electrical Hazards
1.GFI bad left side of the sink.

2. Right side outlet has no power.
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.
7.4 Heating and Plumbing/Water Heater
Missing one strap.
1.1 Living Room/Living Room Present
5/24- LW- Owner requested a 30 minutes pre-call at 510-237-7712.

No show 5/9 white and brown house need unit number
No show at 1:38 pm light color house yellow trim.
1.1 Living Room/Living Room Present
No show/no entry the tenant did not receive any notice for the inspection.

No show at 11:25 am. the tenant did not speak English.

No show at 2:22 pm security porch light was on. Unit located downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not working.

2. Overhead exhaust fan not working.

2.12 Kitchen/Sink
Faucet damaged/leakage.

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.

2. Rechalk the tub.

3.3 Bathroom/Electrical Hazards
GFI Bad.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
The porch light in the front needs a globe cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
The heater is not working. Provide Heat Source.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet in the bathroom downstairs is loose at the base.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom: Missing right side control knob.

4.10 Other Rooms/Smoke Detectors
Smoke detector upstairs in center bedroom not working.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Loose outlet presents an electrical hazard. Right & left side of the sink.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running. Also the handle is broken off.

3.3 Bathroom/Electrical Hazards
GFI is bad in the bathroom located in the den.

3.8 Bathroom/Floor Condition
The linoleum is torn and needs replacing.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Missing one in the common area.

4.3 Other Rooms/Elecrtical Hazards
Non-working outlet may be hazardous. In the guest bedroom.

4.6 Other Rooms/Celing Condition
Right rear bedroom ceiling is peeling and needs repairing.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Weather strip the backdoor also the garage door.

2. Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair the damage fence in the backyard.

2. Rear Yard = Overgrown Grass/Weeds.

3. Rear Yard = Excessive Debris belonging to Tenant .Safety Hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in the den is not working. The tenant states the pilot light goes out frequently. Provide Heat Source.

1.1 Living Room/Living Room Present
AS 5/28 8:42AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
5/28 8:53AM - spoke to owner, they will be out of town, rescheduled for 7/8 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 5/28 8:57AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

1.1 Living Room/Living Room Present
AS 5/2 9:03AM - spoke to owner, he has a job interview he cant miss, rescheduled for 6/24 11-2.

4.7 Other Rooms/Wall Condition
Front bedroom needs repainting dark discoloration. Prime & paint with mold treatment inside the paint semi gloss.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in center bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
2.10 Kitchen/Stove or Range with Oven
Right front burner control knob is broken.
2.12 Kitchen/Sink
Faucet damaged/leakage. Faucet has exposed piping which has green mold/mildew which needs to be replaced.
4.7 Other Rooms/Wall Condition
Each bedroom has dark discoloration around the walls which needs cleaning and treated with mold treatment paint/semi gloss. Health and safety issue.
7.4 Heating and Plumbing/Water Heater
1. install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Security gate has tears present and needs replacing. Cutting hazard.
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
1.1 Living Room/Living Room Present
5-24-19 No Show
No show/no entry no notice.

No show the tenant was home but had the door locked with another lock from the inside.
4.4 Other Rooms/Security
Center bedroom: Kids room door frame damage also small hole in the entry door needs repairing.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
2.10 Kitchen/Stove or Range with Oven
Left rear burner not working.
8.1 General Health and Safety/Access to Unit
The backdoor needs a thumb turn style lock.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The bathroom upstairs faucet needs a aerator.
3.12 Bathroom/Tub or Shower
Re-chalk the bathtub.
4.3 Other Rooms/Elecrtical Hazards
GFI in the living room is bad.
8.2 General Health and Safety/Exits
Backdoor needs a new turn style deadbolt lock. Please install correctly with the thumb turn inside the kitchen and the key lock coming in from the garage.
1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.
6.4 Building Exterior/Condition of Exterior Surfaces
The fences on both sides are leaning and needs repair or replacing.
1.1 Living Room/Living Room Present
5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

1.1 Living Room/Living Room Present
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. or outside. Must remove the flex connection.

7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.

1.1 Living Room/Living Room Present
5-24-19 No Show

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.

7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.

1.1 Living Room/Living Room Present
5-24-19 No Show

2.10 Kitchen/Stove or Range with Oven
Left rear burner not working repair or replace.

8.1 General Health and Safety/Access to Unit
Repair the front door screen.

1.6 Living Room/Ceiling Condition
Repair large cracks in the ceiling also in the bedroom wall and ceiling in the hallway.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The cabinet door is damage repair or replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Aaron, called in to reschedule. Changed from 5/30 to 6/11 11-2 with pre-call (510)543-5223

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796

1.1 Living Room/Living Room Present
MZ 5/29 Owner, Daily, called in. Needs a 30min. pre-call (510)910-0589

1.1 Living Room/Living Room Present
CH-5-30-19 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in for a pre-call 30 min prior (415)666-6178

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2

3.13 Bathroom/Ventilation
Exhaust fan

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Winy, called in changed from 6/24 to 6/28 1-4 with a pre-call 30 min prior (415)666-6178 GO TO MARINA WAY SOUTH THE SYSTEM HAS WRONG ADDRESS

CH-4-30-19 R/S from 5-2-19 to 5-13-19 owner will be out of town. Pre call 30 min prior 415-666-6178

CH-4-30-19 Pre call owner 30 min prior 415-666-6178
No show at 1:05 pm there is no 436 Marina Way.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing sink stopper bathroom 1 & 2
3.13 Bathroom/Ventilation
Exhaust fan
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover bedroom 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable front & rear
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater (door screwed shut)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left rear & rear of unit
Rear stairs loose
1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502
1.1 Living Room/Living Room Present
CH-5-10-19 R/S from 5-24-19 to 5-28-19 owner said dont want both units on same date and time cause inspector never call to let him know what unit was first. Pre call 510-697-0152
CH-4-12-19 Pre call 30 min prior 510-697-0152 owner has 4 units
No show at 11:55 am brown house white van parked in front of the gate.
1.7 Living Room/Wall Condition
The wall at the entry as you exit the front door is damage and needs repairing.
2.10 Kitchen/Stove or Range with Oven
The two right burners are not working repair or replace stove.
2.3 Kitchen/Electrical Hazards
1. GFI is bad left side of the stove.

2. Replace both GFIs left side of the kitchen sink.One is not testing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The first bathroom Sink faucet is loose either repair it or replace it.
3.3 Bathroom/Electrical Hazards
Center bathroom GFI positive button is cracked and needs replacing.
3.7 Bathroom/Wall Condition
Wall damage right side of the shower area.
4.10 Other Rooms/Smoke Detectors
The smoke detectors in the living room & the hallway are not working. Repair or replace, also you can remove the one inside the kitchen and relocate it to the living and change the battery in the hallway or replace it.
6.4 Building Exterior/Condition of Exterior Surfaces
Owner or Tenant: Rear Yard = Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
The security gate is torn at the bottom and needs replacing.
1.1 Living Room/Living Room Present
5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
1.1 Living Room/Living Room Present
5-28-19 No Show @1:20PM
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM

1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
1.1 Living Room/Living Room Present
5-28-19 No Show @ 2:40PM
CH-4-29-19 R/S from 5-9-19 to 5-28-19 tenant is out of the country. Pre call 30 min prior 510-882-1402 gate code #4154
No show at 2:55 pm no access for entry gated community.
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (left of iron board)
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install light fixture globe (rear porch)
1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286
2.5 Kitchen/Window Condition
Repair cracked kitchen window pane
2.3 Kitchen/Electrical Hazards
Install switch plate cover (behind frig)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage
4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.1 Living Room/Living Room Present
MZ 5/30 Owner called in to reschedule. Changed from 6/4 to 6/24 9-12 pre-call Abel at (510)221-1942
1.1 Living Room/Living Room Present
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

1.1 Living Room/Living Room Present
CH-5-31-19 Pre call 30 min prior 650-255-0738

1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 Pre call 30 min prior 415-272-4912

1.1 Living Room/Living Room Present
6-3-19 R/S from 6-14-19 to 6-24-19 owner will be out of town

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
5-28-19 Brian No Show not real address spoke to PM not there unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Show gray duplex white trim wicker chair on porch

1.1 Living Room/Living Room Present
5-28-19 Brian No Show brown house brown trim dog barking in unit

1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about

1.1 Living Room/Living Room Present
5-28-19 Brian Not a real address

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from carport

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge pipe

1.8 Living Room/Floor Condition
Transition strip needed between living room and laundry

1.4 Living Room/Security
Front door jam needs repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence left side

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding right side

8.4 General Health and Safety/Garbage and Debris
Remove tires from yard

4.8 Other Rooms/Floor Condition
Rear bedroom # 4 transition strip needed

4.3 Other Rooms/Elecrtical Hazards
Right rear bedroom outlet cover damaged

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to dogs

4.3 Other Rooms/Elecrtical Hazards
Open ground behind dresser bedroom 1 left side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window

4.4 Other Rooms/Security
Remove key lock bedroom 2 level 1 right side

4.5 Other Rooms/Window Condition
Window seal dryrotted

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Maria, called in. Changed from 6/7 to 6/11 9-12. Pre-call 30 minutes prior (510)776-1438

1.1 Living Room/Living Room Present
AS 6/3 2:06PM - spoke to owner, tenant is out of town and owner doesnt want to go into unit without tenant being there, rescheduled for 7/19 1-4.

1.1 Living Room/Living Room Present
AS 6/3 2:10PM - spoke to owner, tenant is out of town and owner doesnt feel comfortable going into unit until tenant is back, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552

1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2

1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

2.12 Kitchen/Sink
Leak under sink , sink was leaking at time of inspection

7.4 Heating and Plumbing/Water Heater
Discharge line needs to go straight down

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.13 Bathroom/Ventilation
Vent fixture loose

4.4 Other Rooms/Security
Remove key lock bedroom 2 right side

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left side open ground on all outlets

2.10 Kitchen/Stove or Range with Oven
Replace right rear Igniter cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair the rear step rails and side rails

4.4 Other Rooms/Security
Unable to inspect bedroom 1 on right side

4.4 Other Rooms/Security
Remove key lock from bedroom 2

3.3 Bathroom/Electrical Hazards
Outlet not working

4.5 Other Rooms/Window Condition
Unable to inspect window bedroom 2

2.10 Kitchen/Stove or Range with Oven
Vent light not working

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet loose under sink

8.3 General Health and Safety/Evidence of Infestation
Signs of infestation

8.4 General Health and Safety/Garbage and Debris
Remove old toilet from yard

6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home

1.3 Living Room/Electrical Hazards
Open ground right of big window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on

2.10 Kitchen/Stove or Range with Oven
Stove burners not self lighting

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

1.3 Living Room/Electrical Hazards
Unable to inspect outlets due to obstruction

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect

4.10	Other Rooms/Smoke Detectors
	Smoke detector not working
4.6	Other Rooms/Celing Condition
	Peeling paint
2.5	Kitchen/Window Condition
	Clean black discoloration
3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.5	Other Rooms/Window Condition
	Bedroom 2 in rear clean black discoloration
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
2.5	Kitchen/Window Condition
	Broken kitchen window non cut hazard
4.4	Other Rooms/Security
	Missing striker plate bedroom 1
4.6	Other Rooms/Celing Condition
	Fill crack by window
2.3	Kitchen/Electrical Hazards
	Non working outlet right of window
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect outlets due to obstruction
4.5	Other Rooms/Window Condition
	Unable to inspect window due to obstruction
1.1	Living Room/Living Room Present
	5-30-19 No Show 3:02PM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
2.10	Kitchen/Stove or Range with Oven
	Front right and front left burners inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
1.3	Living Room/Electrical Hazards
	Open ground at entry& next to heater
1.6	Living Room/Ceiling Condition
	Peeling paint
4.4	Other Rooms/Security
	Bedroom 1 remove key lock & replace striker plate
4.3	Other Rooms/Elecrtical Hazards
	All outlets have open ground bedroom 3
4.8	Other Rooms/Floor Condition
	Transition strip needed in bedrooms 1,2, & 3
4.7	Other Rooms/Wall Condition
	Peeling paint bedroom 3
3.3	Bathroom/Electrical Hazards
	GFCI will not reset
3.12	Bathroom/Tub or Shower
	Re caulk tub
8.4	General Health and Safety/Garbage and Debris
	Remove excessive recycling and building materials from back yard
8.10	General Health and Safety/Site and Neighborhood Conditions
	Excessive livestock in cage 30+ chicken cages in back yard

2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.10	Kitchen/Stove or Range with Oven
	Clean grease from stove
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon monoxide needed in common area
2.12	Kitchen/Sink
	Splash guard needed fro garbage disposal
2.10	Kitchen/Stove or Range with Oven
	Stove hood light inoperable
4.10	Other Rooms/Smoke Detectors
	Smoke detectors needed in bedrooms 1 , 2, & 3
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
4.4	Other Rooms/Security
	Remove key lock bedroom 2 center
4.10	Other Rooms/Smoke Detectors
	No smoke detector bedroom 3
6.3	Building Exterior/Condition of Roof and Gutters
	Repair dry rot and roof panel rear right of unit and front of garage entrance
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut dry weeds in rear yard
8.4	General Health and Safety/Garbage and Debris
	Remove appliances from back yard
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
4.4	Other Rooms/Security
	Remove all key locks on bedrooms 1 ,2 , & 3
1.1	Living Room/Living Room Present
	5-31-19 No Show 11:20AM light yellow house w/white trim
4.8	Other Rooms/Floor Condition
	Exposed nails ripped carpet bedroom 1
4.10	Other Rooms/Smoke Detectors
	No smoke detector in bedroom 1
8.7	General Health and Safety/Other Interior Hazards
	No smoke detector needed in common area
1.8	Living Room/Floor Condition
	Carpet torn by closet door
2.10	Kitchen/Stove or Range with Oven
	Stove replace drip pans
1.1	Living Room/Living Room Present
	5-31-19 No Show at 12:18PM
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
7.4	Heating and Plumbing/Water Heater
	Missing pilot cover
3.7	Bathroom/Wall Condition
	Bathroom cracked wall left of toilet
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
7.4	Heating and Plumbing/Water Heater
	Water heater pilot cover missing
1.1	Living Room/Living Room Present
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
4.4	Other Rooms/Security
	Remove key lock bedroom 1 on the left
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace damage mesh screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.3 Living Room/Electrical Hazards
Outlets have open ground
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
3.12 Bathroom/Tub or Shower
Re caulk tub
1.1 Living Room/Living Room Present
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-3-19 NO Show 12:50PM
4.5 Other Rooms/Window Condition
Bedroom 3 rear window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 unable to inspect outlets due to furniture
2.5 Kitchen/Window Condition
Kitchen window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
5.4 Secondary Rooms/Other Potential Hazardous Features
Peeling paint on ceiling

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
1.3	Living Room/Electrical Hazards
	Living room non working outlet under rear right window
1.3	Living Room/Electrical Hazards
	Living room all outlet have open ground
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair leaning side fence
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
3.4	Bathroom/Security
	Bathroom remove key lock
3.12	Bathroom/Tub or Shower
	Bathroom re caulk tub unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair/replace rear stair rail loose
3.7	Bathroom/Wall Condition
	Bathroom 1 complete wall repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
1.5	Living Room/Window Condition
	Living room window crank inoperable
2.5	Kitchen/Window Condition
	Kitchen window crank broken
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 open ground under window and right wall
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen right side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen s right side of unit
2.5	Kitchen/Window Condition
	Kitchen window has discoloration
2.7	Kitchen/Wall Condition
	Kitchen wall has discoloration
1.7	Living Room/Wall Condition
	Living room wall has discoloration
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling is cracked repair
4.3	Other Rooms/Elecrtical Hazards
	Bedroom unable to inspect outlets due to obstruction
1.3	Living Room/Electrical Hazards
	Living room unable to inspect outlets due to obstruction
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI inoperable
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
1.3	Living Room/Electrical Hazards
	Open ground living room hallway under CO2 detector

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
2.12 Kitchen/Sink
Kitchen re caulk sink
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
1.3 Living Room/Electrical Hazards
Living room missing outlet cover right wall
4.4 Other Rooms/Security
Bedroom 1 remove key lock and padlock from door
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
1.8 Living Room/Floor Condition
Living room carpet torn at entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.5 Living Room/Window Condition
Living room window wont open due to broken window crank
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
1.1 Living Room/Living Room Present
MZ 6/4 Owner called in. Needs to reschedule. Changed from 6/17 to 6/21 9-12 pre-call 30 minutes prior at 510-221-1942 ask for Abel.

5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.6 Living Room/Ceiling Condition
Repair cracks in ceiling living room
1.7 Living Room/Wall Condition
Repair cracks in living room wall
3.6 Bathroom/Ceiling Condition
Repair cracks in bathroom ceiling
3.7 Bathroom/Wall Condition
Repair cracks in bathroom wall
4.10 Other Rooms/Smoke Detectors
Bedroom 1 missing smoke detector
2.7 Kitchen/Wall Condition
Repair cracks on kitchen wall
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not plugged in unable to test
2.12 Kitchen/Sink
Kitchen low water pressure

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck dry rot and rear stairs loose
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing from laundry room with appliance
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 2 open ground outlet under window
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector on 1st or 2nd floor
1.5 Living Room/Window Condition
Open ground on outlet under front window right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
open ground outlet left of stairs
4.4 Other Rooms/Security
Remove key lock bedroom 1 door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
1.1 Living Room/Living Room Present
AS 6/5 2:03PM - spoke to tenant (owner previously gave permission for tenant to reschedule because hell be out of town) and rescheduled for 6/21 9-12.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair torn mesh screens front and side of unit
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
1.1 Living Room/Living Room Present
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
4.5 Other Rooms/Window Condition
Black discoloration in bedroom 2 window
3.13 Bathroom/Ventilation
Bathroom vent to be cleaned
3.12 Bathroom/Tub or Shower
Re caulk tub unit
2.10 Kitchen/Stove or Range with Oven
Kitchen excessive grease stove
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds side and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on 2nd floor
1.3 Living Room/Electrical Hazards
Unable to inspect outlet due to furniture
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
2.10 Kitchen/Stove or Range with Oven
Kitchen rear burners not self lighting
3.13 Bathroom/Ventilation
Bathroom clean vent
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged first step on side walkway
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.3 Kitchen/Electrical Hazards
Kitchen non working outlet behind microwave
1.1 Living Room/Living Room Present
6-4-19 No Show
1.1 Living Room/Living Room Present
6-4-19 No Show
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer needs exterior vent cap
Repair damage mesh screens rear of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.12 Bathroom/Tub or Shower
Black discoloration around soap bar, re caulk tub
3.7 Bathroom/Wall Condition
Repair crack right of entry
2.7 Kitchen/Wall Condition
Peeling paint kitchen wall
1.7 Living Room/Wall Condition
Living room repair cracks on wall
3.12 Bathroom/Tub or Shower
Bathroom shower diverter knob missing
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior
510-524-3160
The house is being remolded owner will request a new inspection date.
4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom 2 leak under sink at time of inspection

1.1 Living Room/Living Room Present
6-4-19 No Show

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-4-8-19 R/S from 4-11-19 to 4-29-19 tenant is out of town. Pre call 30 min prior 415-584-3000

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair the split in the wall in the hallway.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
AS 6/10 9:48AM - spoke to owner, owner requests inspection after tenants have been evicted, rescheduled for 9/6 11-2.

2.10 Kitchen/Stove or Range with Oven
The oven does not work repair or replace.

4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).

4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571

2.3 Kitchen/Electrical Hazards
Non working outlet right of window

4.4 Other Rooms/Security
Missing striker plate bedroom 1

4.6 Other Rooms/Celing Condition
Fill crack by window

1.1 Living Room/Living Room Present
6-10-19 Pre call 30 min prior 707-716-8571

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 unable to inspect outlets due to obstruction

4.5 Other Rooms/Window Condition
Unable to inspect window due to obstruction

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
7.4 Heating and Plumbing/Water Heater
Missing pilot cover
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30AM light brown townhouse
1.1 Living Room/Living Room Present
6-6-19 No Show
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
1.4 Living Room/Security
Front door damage (right unit)
1.4 Living Room/Security
Front security gate missing knob
1.3 Living Room/Electrical Hazards
Open ground all outlets
4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
1.6 Living Room/Ceiling Condition
Living room ceiling left rear black discoloration and cracks
1.7 Living Room/Wall Condition
Living room left rear wall black discoloration
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
CH-6-11-19 R/S from 6-11-19 to 7-19-19 owner unable to make appt. Pre call 1 HR prior 925-570-4121
2.3 Kitchen/Electrical Hazards
GFI bad right side of the sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Basin needs a aerator.
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector needs a battery or replacement.
1.1 Living Room/Living Room Present
6-6-19 No Show at 9:30am
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
2.8 Kitchen/Floor Condition
Damaged tiles kitchen floor
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Remove key lock from hall closet door
3.4 Bathroom/Security
Remove key lock from bathroom 2 in garage
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
1.6 Living Room/Ceiling Condition
Peeling paint on living room ceiling
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
3.5 Bathroom/Window Condition
Bathroom window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove front right burner inoperable
4.5 Other Rooms/Window Condition
Bedroom window discoloration
3.12 Bathroom/Tub or Shower
Re caulk tub
3.7 Bathroom/Wall Condition
Bathroom broken tiles
2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease
2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

3.3	Bathroom/Electrical Hazards
	Bathroom outlet hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling discoloration
1.8	Living Room/Floor Condition
	Living room transition strip needed between kitchen and living
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove burners not self lighting
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling discoloration
3.6	Bathroom/Ceiling Condition
	Bathroom fix tile under window
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter not working as designed shower runs with tub
8.10	General Health and Safety/Site and Neighborhood Conditions
	Left rear fence leaning
1.3	Living Room/Electrical Hazards
	Living room all outlets open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 2 open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Replace damage board on rear deck
	Repair rear fence
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rot siding under front window
7.4	Heating and Plumbing/Water Heater
	Need discharge line
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom faucet loose
5.2	Secondary Rooms/Security
	Repair back door
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds in rear of unit
1.5	Living Room/Window Condition
	Living room window discoloration
5.4	Secondary Rooms/Other Potential Hazardous Features
	CO2 not working
2.10	Kitchen/Stove or Range with Oven
	Front left & rear right burners not self lighting
4.4	Other Rooms/Security
	Remove key lock from bedroom 3 rear
8.10	General Health and Safety/Site and Neighborhood Conditions
	Front gate dry rotted boards missing boards
1.3	Living Room/Electrical Hazards
	Living room all outlets are open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlets have open ground
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove trash from yard
1.3	Living Room/Electrical Hazards
	Living room all outlets have open grounds
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 all outlet have open grounds
4.4	Other Rooms/Security
	Remove key lock from bedrooms 1,2,& 3
4.5	Other Rooms/Window Condition
	Bedroom 2 broken widow
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear of unit

3.13 Bathroom/Ventilation
Clean vent in bathroom
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen stove Rear right burner inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent not working
3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
1.3 Living Room/Electrical Hazards
GFCI not work next to heater
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
2.3 Kitchen/Electrical Hazards
Kitchen outlets 3 of them above counter top not working
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
2.12 Kitchen/Sink
Kitchen sink has a major leak.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
1.1 Living Room/Living Room Present
No show/ entry at 2:04 pm. the tenant did not receive a notice.
3.6 Bathroom/Ceiling Condition
Dark discoloration present on ceiling and walls.
4.7 Other Rooms/Wall Condition
Dark discoloration on the walls also the ceilings in the hallway . Bad odors of mold and mildew. Children and adults can become ill because of it. It should be cleaned primed and painted with mold treatment inside the paint. Semi Gloss recommended for easy cleaning.
1.1 Living Room/Living Room Present
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.4 Living Room/Security
Rear security gate cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
2.5 Kitchen/Window Condition
Kitchen window discoloration
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
1.1 Living Room/Living Room Present
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
3.6 Bathroom/Ceiling Condition
Bathroom 1 discoloration on ceiling
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
4.7 Other Rooms/Wall Condition
Bedroom 3 cracks on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs
1.3 Living Room/Electrical Hazards
Unable to inspect outlets in living room due to obstruction
2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection
4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector
3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration
3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working
1.1 Living Room/Living Room Present
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
1.1 Living Room/Living Room Present
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
3.4 Bathroom/Security
Bathroom 2 door frame damage
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets due to obstruction bedroom 2
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.1 Living Room/Living Room Present
6-11-19 No Show house under construction termite treatment # not listed in service
5-9-19 Inspector call owner said house is off market
No show at 2:45 pm the front door was open with the security gate closed. A pit bull was inside the front door then walked away as I approached no answer.

ch-2-13-19 r/s FROM 2-14-19 TO 2-21-19 Owner just got notice. Pre call 30 min prior 510-258-9879
1.3 Living Room/Electrical Hazards
Broken light switch as you walk to the kitchen right side.
2.12 Kitchen/Sink
Disposal not functioning as design making loud noises.
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors are damage and off along with some drawers.
2.8 Kitchen/Floor Condition
Linoleum badly damage and torn throughout the kitchen.
3.3 Bathroom/Electrical Hazards
GFI downstairs is bad.
3.8 Bathroom/Floor Condition
Linoleum badly damage.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Throughout the unit up and downstairs including the hallway.
4.4 Other Rooms/Security
All doors are off in the bedrooms.
4.7 Other Rooms/Wall Condition
The tenant has graffiti painted on the walls right center bedroom .
4.8 Other Rooms/Floor Condition
The tenant needs to clean and remove all garbage in each bedroom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear Yard = Excessive Debris belonging to the tenants.Safety Hazard. Also the walkway.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Repair broken concrete along the walkway right side of the house.

2. Repair large hole in the front of the house tripping hazard.
1.1 Living Room/Living Room Present
6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.3 Living Room/Electrical Hazards
Living room outlets have hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry

4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
1.1 Living Room/Living Room Present
No show at 12:48 pm. porch light on.

No show at 11:30 am. no access to the unit the front gate was locked. No one present for the inspection. Tan building.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstructions
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
2.8 Kitchen/Floor Condition
Transition strip needed between laundry room & kitchen
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection
5-31-19 No Show 11:20AM light yellow house w/white trim
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease/stove

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
MZ 6/18 Owner, Joanna, called in. Changed from 7/12 to 7/26 9-12. 30 min. pre-call (925)890-8796

MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call (925)890-8796
2.10 Kitchen/Stove or Range with Oven
Stove hood light inoperable
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop tile broken next to refrigerator cutting hazard
1.1 Living Room/Living Room Present
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
2.3 Kitchen/Electrical Hazards
Replace missing light bulb
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line

1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.

2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
AS 6/24 11:05AM - spoke to owner, will be out of town, rescheduled for 8/19 11-2.

1.1 Living Room/Living Room Present
CH-6-24-19 Pre call owner 30 min prior 917-509-3288

1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
Master bathroom open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration to be cleaned and treated

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood inoperable

2.12 Kitchen/Sink
Kitchen leak under sink at time of inspection

4.3 Other Rooms/Elecrtical Hazards
Bedroom 4 (rear) missing outlet covers, hot/neutral reverse

6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace torn mesh screen right side of unit

1.5 Living Room/Window Condition
Living room window frame dry rotted from outside

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged rear roof support

1.1 Living Room/Living Room Present
6-14-19 No Show unit boarded up no access

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors

4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2

3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair

8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

1.5 Living Room/Window Condition
Living room window frame needs repair

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.5 Bathroom/Window Condition
Bathroom window frame damaged

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen clean excessive grease from stove
4.7	Other Rooms/Wall Condition
	Bedroom 2 rear left hole in wall to be repaired
4.5	Other Rooms/Window Condition
	Bedroom 3 window has discoloration rear right
1.1	Living Room/Living Room Present
	6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1	Living Room/Living Room Present
	6-14-19 No show 11:47am light brown house with red stairs at dead end street
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in the common area and in the laundry area with appliances
1.3	Living Room/Electrical Hazards
	Living room outlet at stairway has open nuetral
4.7	Other Rooms/Wall Condition
	Bedroom 1 peeling paint by window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairwell loose
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.3	Kitchen/Electrical Hazards
	Kitchen outlets have hot/neutral reverse
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.4	Other Rooms/Security
	Bedrooms 1, 2 & 3 remove key lock from doors
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove trash from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior repair loose stairs rear of unit
2.12	Kitchen/Sink
	Kitchen sink re-caulk sink
3.12	Bathroom/Tub or Shower
	Bathroom tub re-caulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink re-caulk
4.8	Other Rooms/Floor Condition
	Bedroom 1 & 2 install transition strip at entry
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds
6.3	Building Exterior/Condition of Roof and Gutters
	Exterior repair damaged roof gutter front left
4.4	Other Rooms/Security
	Bedroom 1, 2 & 3 remove key lock from doors
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
2.12	Kitchen/Sink
	Kitchen faucet runs continuously after shut off
2.10	Kitchen/Stove or Range with Oven
	Stove front left burner inoperable
4.10	Other Rooms/Smoke Detectors
	Bedroom 4 rear missing smoke detector

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.4 Other Rooms/Security
Bedrooms 1,2, & 3 remove key lock from doors
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
2.3 Kitchen/Electrical Hazards
Hot/Neutral reverse right side of stove
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.1 Living Room/Living Room Present
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlet left of door is missing cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
1.4 Living Room/Security
Front door dead bolt is broken
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
CH-4-23-19 R/S from 5-2-19 to 5-28-19 Owner will be out of town. Pre call 30 min prior 650-888-5795

No show at 9:55 am. gray house grey VW model car in the driveway with a flat tire.
1.1 Living Room/Living Room Present
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
1.1 Living Room/Living Room Present
4/16 MZ spoke with owner and rescheduled inspection. Moved from 4/12 to 4/24 9am-12noon. 510-367-6943
3.6 Bathroom/Ceiling Condition
Remove discoloration from ceiling master bathroom
3.7 Bathroom/Wall Condition
Remove discoloration from walls in master bathroom
4.4 Other Rooms/Security
Back door not closing as designed.
1.1 Living Room/Living Room Present
6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window

3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
1.4 Living Room/Security
Replace damage front security gate
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
1.1 Living Room/Living Room Present
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
Outside water hose faucet control handle is broken off and needs replacing.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
Cannot use flex connection.
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show/Refusal of entry Tenant & owner stated tenant on Richmond Housing showed pass results from 4/30/19 from RHA inspection
CH-5-16-19 Spoke with owner said this unit is oh housing sect 8 advice her to sent proof she said ok
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
2.11 Kitchen/Refrigerator
Replace door handle
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet replace missing toilet seat
4.3 Other Rooms/Elecrtical Hazards
Bedroom left front outlet has open ground repair under small window
2.10 Kitchen/Stove or Range with Oven
Kitchen replace stove hood filter and light
1.5 Living Room/Window Condition
Living room replace multiple cracked window panes
1.3 Living Room/Electrical Hazards
Living room replace all switch plate covers
1.1 Living Room/Living Room Present
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
2.11 Kitchen/Refrigerator
Kitchen refrigerator replace door gasket
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
5-24-19 No Show
CH-3-15-19 R/S from 3-19-19 to 4-15-19 Owner is out of the country. Pre call 30 min prior 510-260-4654
No show at 11:55 am. brown house car behind the fence. Dogs barking inside also a pit bull in the backyard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.8 Living Room/Floor Condition
carpet transition strips needed; trip hazard
3.12 Bathroom/Tub or Shower
shower door needs track
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
unable to inspect outlets due to excessive clutter
5.3 Secondary Rooms/Electrical Hazards
outdoor outlet needs weather cover at entry
1.1 Living Room/Living Room Present
MZ 6/26 PM called in. Unit is not ready. Changed from 6/28 11-2 to 7/1 11-2
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light
2.3 Kitchen/Electrical Hazards
Repair outlet open ground (wall right of stove)
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector left front bedroom
4.4 Other Rooms/Security
Left bedroom door knob is missing
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-7-8-19 R/S from 7-8-19 to 7-26-19 owner said unit not ready. Pre call 30 min prior 510-367-7760
AS 5/20 Spoke to owner, tenant is moving, rescheduled for 7/8 1-4. Pre-call: 510-367-7760
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
1.1 Living Room/Living Room Present
AS 6/3 3:54PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2
1.1 Living Room/Living Room Present
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.1 Living Room/Living Room Present
AS 7/3 11:16AM - owner called in, no one will be available for inspection, rescheduled for 7/26 11-2.
510-235-3393

MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393

1.1 Living Room/Living Room Present
7-12-19 No Show-owner stated tenant is his daughter and that unit was to be removed by office
AS 6/13 4:07PM - spoke to owner, he is waiting for materials for the deck of the unit, rescheduled for 7/12 9-12.
Pre-call: 415-706-2887

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
AS 6/19 11:06AM - spoke to tenant (owner gave permission to reschedule because he is out of town) and she has a doctors appointment, rescheduled for 7/1 9-12.

1.1 Living Room/Living Room Present
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19

1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

1.1 Living Room/Living Room Present
CH-4-3-19 R/S from 4-19-19 to 5-28-19 owner is on treatment. Pre call 30 min prior 626-945-6286

2.5 Kitchen/Window Condition
Repair cracked kitchen window pane

4.4 Other Rooms/Security
Repair broken window pane in exit door (rear)

7.4 Heating and Plumbing/Water Heater
Install earthquake straps top & bottom
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall ceiling repair water damage

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector no functioning repair or replace. May need new batteries.

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

1.1 Living Room/Living Room Present
No repairs completed yet. The tenants are moving out and the owner is going to do a complete renovation to the home and put it on the market for sale. He will notify the office.

2.10 Kitchen/Stove or Range with Oven
Repair inop. range hood filter/fan
2.11 Kitchen/Refrigerator
Replaced damaged door seal
2.12 Kitchen/Sink
Replace damaged faucet
3.3 Bathroom/Electrical Hazards
Hall Bathroom- GFI or correct revered polarity
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
2.11 Kitchen/Refrigerator
Replace missing shelving in refrigerator
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
1.1 Living Room/Living Room Present
6-6-19 No Show
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
1.1 Living Room/Living Room Present
6-6-19 No Show at 10:42AM grey home w/white trim
1.4 Living Room/Security
Remove double cylinder deadbolt from front door
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
1.8 Living Room/Floor Condition
Repair exposed track strip in living room floor
1.1 Living Room/Living Room Present
6-4-19 No Show
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.1 Living Room/Living Room Present
6-4-19 No Show
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
1.1 Living Room/Living Room Present
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
MZ 7/3 Owner, Shirle, called in. Needs to reschedule. Driveway is not fixed yet ran into pipe problems under driveway. Changed from 7/8 9-12 to 7/22 11-2

CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done 7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
8.1 General Health and Safety/Access to Unit
Broken concrete in the driveway that needs repair.
1.1 Living Room/Living Room Present
6/17/19 no show
1.1 Living Room/Living Room Present
Tenant would not allow inspector into unit.
2.12 Kitchen/Sink
sink needs disposal guard
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-5-20-19 Pre call 30 min prior Tammy 510-414-6973 has 2 units
2.10 Kitchen/Stove or Range with Oven
front left burner inoperable
2.12 Kitchen/Sink
remove black discoloration
3.13 Bathroom/Ventilation
clean vent fan

3.5 Bathroom/Window Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
no co2
4.5 Other Rooms/Window Condition
remove black discoloration
window dry rot
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
Pre-call: 510-213-2687
2.10 Kitchen/Stove or Range with Oven
drip pans need to be replaced
3.5 Bathroom/Window Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.8 Bathroom/Floor Condition
needs transition strip; tripping hazard
4.3 Other Rooms/Elecrtical Hazards
open ground & missing cover plate between beds
8.4 General Health and Safety/Garbage and Debris
remove trash & furniture from back yard
2.3 Kitchen/Electrical Hazards
open ground (kitchen/hall)
3.5 Bathroom/Window Condition
Make window sill free of pealing paint
4.4 Other Rooms/Security
Rear Room, Install missing striker plate
4.6 Other Rooms/Celing Condition
Repair area of peeling paint
8.4 General Health and Safety/Garbage and Debris
Repair large hole in ceiling
2.11 Kitchen/Refrigerator
Replace damaged door seal fridge and freezer
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
3.6 Bathroom/Ceiling Condition
Make free of peeling paint and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inop. heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair cracked concrete in rear walkway
1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails
3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.
3.3 Bathroom/Electrical Hazards
GFI Bad.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

7.2	Heating and Plumbing/Safety of Heating Equipment Heater inoperable
2.10	Kitchen/Stove or Range with Oven Stove knob missing
4.3	Other Rooms/Elecrtical Hazards Missing outlet cover plate under window Bedroom 1
1.4	Living Room/Security Security door damaged
1.1	Living Room/Living Room Present 6-28-19 No Show
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
2.10	Kitchen/If No Stove right rear burner inoperable
7.4	Heating and Plumbing/Water Heater discharge pipe needs to be 6" from ground
1.1	Living Room/Living Room Present 6-28-19 Inspector states property is used for commercial use
4.4	Other Rooms/Security remove key lock
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
3.3	Bathroom/Electrical Hazards Bathroom GFCI inoperable
1.1	Living Room/Living Room Present CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3	Living Room/Electrical Hazards Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6	Living Room/Ceiling Condition Living room repair opening in ceiling
2.10	Kitchen/Stove or Range with Oven Kitchen clean excessive grease from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing/inoperable
7.4	Heating and Plumbing/Water Heater Water heater discharge line needs to be straight down and 6" off ground
4.3	Other Rooms/Elecrtical Hazards Open ground behind dresser bedroom 1 left side
1.1	Living Room/Living Room Present MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
1.8	Living Room/Floor Condition Transition strip needed between living room and laundry
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged siding right side
7.4	Heating and Plumbing/Water Heater Water heater needs discharge pipe
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fence left side
8.4	General Health and Safety/Garbage and Debris Remove old appliances from carport
4.8	Other Rooms/Floor Condition Rear bedroom # 4 transition strip needed
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to dogs
8.4	General Health and Safety/Garbage and Debris Remove tires from yard
4.3	Other Rooms/Elecrtical Hazards Bedroom 2 open ground under window
4.4	Other Rooms/Security Remove key lock bedroom 2 level 1 right side

4.5	Other Rooms/Window Condition
	Window seal dryrotted
1.1	Living Room/Living Room Present
	MZ 5/28 Owner, Irma, called in. Needs a pre-call. (510)406-0717
4.4	Other Rooms/Security
	Unable to inspect bedroom 1 on right side
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair the rear step rails and side rails
3.13	Bathroom/Ventilation
	Vent fixture loose
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 left side open ground on all outlets
4.4	Other Rooms/Security
	Remove key lock bedroom 2 right side
7.4	Heating and Plumbing/Water Heater
	Discharge line needs to go straight down
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from yard
3.3	Bathroom/Electrical Hazards
	Outlet not working
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Unable to inspect window bedroom 2
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
8.3	General Health and Safety/Evidence of Infestation
	Signs of infestation
8.4	General Health and Safety/Garbage and Debris
	Remove old toilet from yard
3.12	Bathroom/Tub or Shower
	Shower knob missing
	Re caulk tub
4.4	Other Rooms/Security
	Remove keys locks from all bedrooms
4.10	Other Rooms/Smoke Detectors
	Need smoke detector in laundry room
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damage roof gutter
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair support for carport
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not coming on
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair fence rear of unit left side
2.11	Kitchen/Refrigerator
	Refrigerator missing handle
2.5	Kitchen/Window Condition
	Kitchen window discoloration
4.5	Other Rooms/Window Condition
	Bedroom window discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 unable to inspect outlets due to furniture
5.3	Secondary Rooms/Electrical Hazards
	Rear living quarters backyard open ground by the bed & outside of door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Peeling paint on ceiling
1.1	Living Room/Living Room Present
	CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
2.12	Kitchen/Sink
	Kitchen faucet leaking at spout
3.7	Bathroom/Wall Condition
	Bathroom wall cracked right side of entrance
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 2nd floor smoke detector inoperable

1.5 Living Room/Window Condition
Living room window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
1.5 Living Room/Window Condition
One window needs a break away bar.

The windows do not open as design and there is a air gap the frame has cracked putty from pore installation.
3.3 Bathroom/Electrical Hazards
The light fixture is damage and has a short it is flickering. Possible fire hazard.
4.3 Other Rooms/Elecrtical Hazards
The light in the closet has exposed wires hanging possible fire hazard.
4.5 Other Rooms/Window Condition
The 2nd bedroom window is broken.
4.7 Other Rooms/Wall Condition
The walls and ceiling has dark discoloration present with mildew strong odor present. Poor ventilation.
4.8 Other Rooms/Floor Condition
The hardwood floors are soft and have mildew present from the roof leaking.
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. The thermostat is broken and does not work.
7.4 Heating and Plumbing/Water Heater
The hot water heater is leaking.
8.1 General Health and Safety/Access to Unit
The front door is missing the deadbolt lock and must be replaced with a thumb turn style deadbolt.
1.3 Living Room/Electrical Hazards
Living room open grounds
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
1.6 Living Room/Ceiling Condition
Peeling paint
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect bedroom 2 due to obstruction
4.4 Other Rooms/Security
Bedroom 1 remove key lock & replace striker plate
4.8 Other Rooms/Floor Condition
Transition strip needed in bedrooms 1,2, & 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Excessive livestock in cage 30+ chicken cages in back yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and building materials from back yard
1.3 Living Room/Electrical Hazards
Open ground right of big window
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 in the middle open ground between TV & dresser
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Tighten front & rear handrails

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence side of home
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area missing smoke detector on 1st floor
common area missing CO2 detector on 1st floor
1.1 Living Room/Living Room Present
MZ 7/11 PM, Brian, called in. Changed date from 7/29 to 8/9 1-4
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
MZ 7/11 Pre-call 30 min prior (510)236-8366

CH-5-30-19 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Living room all outlets have open ground
2.12 Kitchen/Sink
No water tenant states leak unable to verify as there is no water
2.3 Kitchen/Electrical Hazards
Kitchen light fixture not working
3.12 Bathroom/Tub or Shower
Re caulk tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 all outlets have open ground
4.7 Other Rooms/Wall Condition
Bedroom 3 right rear black discoloration on walls
1.1 Living Room/Living Room Present
MZ 7/12 Owner called in. Pre-call 30 min prior (650)255-0738

CH-5-31-19 Pre call 30 min prior 650-255-0738
3.12 Bathroom/Tub or Shower
Bathroom re caulk tub unit
3.4 Bathroom/Security
Bathroom remove key lock
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair/replace rear stair rail loose
4.4 Other Rooms/Security
Remove key lock bedroom 2 center
4.10 Other Rooms/Smoke Detectors
No smoke detector bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut dry weeds in rear yard
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom 1
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
8.7 General Health and Safety/Other Interior Hazards
No smoke detector needed in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
8.4 General Health and Safety/Garbage and Debris
Remove appliances from back yard
2.5 Kitchen/Window Condition
Clean black discoloration

3.5	Bathroom/Window Condition
	Clean black discoloration
3.6	Bathroom/Ceiling Condition
	Clean black discoloration from ceiling
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 unable to inspect
4.10	Other Rooms/Smoke Detectors
	Smoke detector bedroom 1 not working
4.3	Other Rooms/Elecrtical Hazards
	Unable to inspect outlets due to obstruction bedroom 2
1.1	Living Room/Living Room Present
	7-12-19 No Show orange house with white trim 12:15PM
	5-31-19 No Show 1:55PM orange house w/white trim
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in laundry room
1.1	Living Room/Living Room Present
	MZ 7/15 Owner Michal called in. Changed from 7/19 to 8/12
3.12	Bathroom/Tub or Shower
	Bathroom shower diverter knob missing
4.10	Other Rooms/Smoke Detectors
	Missing smoke detector in laundry room area
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 & 2 open ground outlet under window
8.6	General Health and Safety/Interior Stairs and Common Halls
	open ground outlet left of stairs
8.7	General Health and Safety/Other Interior Hazards
	No carbon monoxide detector on 1st or 2nd floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom 1 toilet flushing mechanism repair/replace
3.12	Bathroom/Tub or Shower
	Bathroom 2 re caulk shower unit
3.13	Bathroom/Ventilation
	Bathroom inoperable vent fan
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 2 on left open ground under window
2.10	Kitchen/Stove or Range with Oven
	Kitchen stove not plugged in unable to test
2.12	Kitchen/Sink
	Kitchen low water pressure
2.7	Kitchen/Wall Condition
	Repair cracks on kitchen wall
3.6	Bathroom/Ceiling Condition
	Repair cracks in bathroom ceiling
3.7	Bathroom/Wall Condition
	Repair cracks in bathroom wall
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rear deck dry rot and rear stairs loose
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector missing from laundry room with appliance
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screen right side
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair/replace rear left fence
1.1	Living Room/Living Room Present
	AS 7/16 10:35AM - spoke to owner, repairs are done, moved up to 7/22 9-12.
	5-21-2019 No Show Brandon
2.13	Kitchen/Space for Storage, Prep and Serving
	Kitchen countertop tile broken next to refrigerator cutting hazard
2.6	Kitchen/Ceiling Condition
	Kitchen ceiling cracked

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning side fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.5 Living Room/Window Condition
Living room window crank inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 right rear open ground under window
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair/replace leaning /damage fence left and rear of unit
8.4 General Health and Safety/Garbage and Debris
Cut down tree branches hanging in back yard
8.2 General Health and Safety/Exits
Cut weeds left side of unit is a hazard
2.3 Kitchen/Electrical Hazards
missing outlet cover behind fridge
2.5 Kitchen/Window Condition
missing window lock
4.3 Other Rooms/Elecrtical Hazards
missing outlet cover under window
4.5 Other Rooms/Window Condition
cracked window
4.6 Other Rooms/Celing Condition
chipping paint
5.3 Secondary Rooms/Electrical Hazards
Garage
outlet cover missing right wall
breaker box missing cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480

CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480
No show at 12:32 pm. No one at home.
1.1 Living Room/Living Room Present
CH-6-21-19 R/S from 7-1-19 to 7-15-19 owner will be out of town pre call 30 min prior 415-225-7480
CH-5-2-19 R/S from 5-9-19 to 5-28-19 owner will be out of town. Pre call 30 min prior 415-225-7480

No show at 12:25 pm brown units no one answered the door at either units. Front door has an A& B sticker on the door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left front burner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install earthquake straps top and bottom
install TRP discharge line
1.8 Living Room/Floor Condition
Living room carpet torn at entry
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
3.13 Bathroom/Ventilation
bathroom clean vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall way carpet has multiple tears that are trip hazard
1.1 Living Room/Living Room Present
CH-6-7-19 R/S from 6-28-19 to 7-15-19 Owner has states just got notice today. And has not been able to find a contractor yet is leaving out of town will not be back until 6-25-19. Pre call 30 min prior 510-421-1596

4.5 Other Rooms/Window Condition
needs window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not coming on
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
MZ 7/16 PM called in. Changed inspection date from 7/19 to 8/19 11-2 Pre-call 30 min prior (415)272-4912

6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
4.10 Other Rooms/Smoke Detectors
Smoke detector needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide needed on level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damage mesh screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture from yard
1.1 Living Room/Living Room Present
MZ 7/17 Owner called in and changed inspection from 8/12 to 8/19 11-2

5-28-19 No Show @ 1:10PM
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO2 detector in common area
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
1.1 Living Room/Living Room Present
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go

1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove burners not self lighting

3.6 Bathroom/Ceiling Condition
Bathroom fix tile under window

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.12 Bathroom/Tub or Shower
Re caulk tub

3.7 Bathroom/Wall Condition
Bathroom broken tiles

4.5 Other Rooms/Window Condition
Bedroom window discoloration

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

3.5 Bathroom/Window Condition
Bathroom window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps

1.1 Living Room/Living Room Present
CH-5-7-19 Pre call Owner 415-235-5306 when you are near units

2.10 Kitchen/Stove or Range with Oven
Kitchen stove excessive grease

2.3 Kitchen/Electrical Hazards
Hot/neutral reverse outlet left of refrigerator

3.3 Bathroom/Electrical Hazards
Bathroom outlet hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 hot/neutral reverse outlet under window

7.4 Heating and Plumbing/Water Heater
Missing pilot cover

7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing

1.1 Living Room/Living Room Present
7-19-19-No Show

3.12 Bathroom/Tub or Shower
Bathroom shower diverter not working as designed shower runs with tub

4.4 Other Rooms/Security
Remove key lock from hall closet door

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom 1

4.3 Other Rooms/Elecrtical Hazards
All outlets in bedroom 1 are open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open ground

6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap needed

1.1 Living Room/Living Room Present
MZ 5/30 Owner, Tsai, called in. Needs pre-call 1 hour prior (510)798-0502

1.7 Living Room/Wall Condition
Living room repair cracks on wall

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
3.12	Bathroom/Tub or Shower
	Black discoloration around soap bar, re caulk tub
3.7	Bathroom/Wall Condition
	Repair crack right of entry
6.4	Building Exterior/Condition of Exterior Surfaces
	Dryer needs exterior vent cap
	Repair damage mesh screens rear of unit
1.1	Living Room/Living Room Present
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4	Living Room/Security
	Front security gate damaged cutting hazard
1.5	Living Room/Window Condition
	living room left rear window frame need to be complete
1.7	Living Room/Wall Condition
	Living room left rear wall black discoloration
2.7	Kitchen/Wall Condition
	Kitchen countertop discoloration at wall
3.13	Bathroom/Ventilation
	Bathroom vent fan inoperable
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling black discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall black discoloration
4.4	Other Rooms/Security
	Bedroom 1 on left remove key lock
1.6	Living Room/Ceiling Condition
	Living room ceiling left rear black discoloration and cracks
1.1	Living Room/Living Room Present
	6-6-19 No Show at 9:30am
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear fence
2.1	Kitchen/Kitchen Area Present
	Front right burner inoperable
	Hood light inoperable
1.3	Living Room/Electrical Hazards
	Open grounds
5.3	Secondary Rooms/Electrical Hazards
	Open grounds in dining room area
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting
4.3	Other Rooms/Elecrtical Hazards
	Open grounds in bedroom 1
1.3	Living Room/Electrical Hazards
	Open grounds in living room area
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
3.13	Bathroom/Ventilation
	Bathroom vent to be cleaned
4.4	Other Rooms/Security
	Remove key lock from bedroom 1 & 2
4.5	Other Rooms/Window Condition
	Black discoloration in bedroom 2 window
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair torn mesh screens front and side of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut excessive weeds side and rear of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide needed on 2nd floor
2.10	Kitchen/Stove or Range with Oven
	Kitchen rear burners not self lighting

3.13 Bathroom/Ventilation
Bathroom clean vent
4.3 Other Rooms/Elecrtical Hazards
Unable to inspect outlets in bedroom 2 due to obstruction
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
5.3 Secondary Rooms/Electrical Hazards
Missing light switch cover in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from backyard
7.4 Heating and Plumbing/Water Heater
Water heater needs top and bottom straps
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
1.1 Living Room/Living Room Present
MZ 7/23 PM, Reza, called in. Changed from 7/26 to 8/2 pre-call (510)917-7115

6-11-19 No Show visitor present tenant out of town call # listed for owner they dont speak english
5-9-19 Tenant refused entry no notice
No show/no entry at 9:35 am.The tenant did not receive a notice.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.1 Living Room/Living Room Present
AS 7/23 2:07PM - owner called in, she will be out of town, rescheduled for 8/23 11-2.
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
3.4 Bathroom/Security
Bathroom 2 door damage wont close (left unit)
4.4 Other Rooms/Security
Bedroom 2 & 3 door frame damaged, unable to inspect outlets due to obstruction (left unit)
6.1 Building Exterior/Condition of Foundation
Replace dry rotted siding boards in front of unit (Left unit)
Dry rotted siding rear awing (right unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Wall damage by front door (left unit)
1.4 Living Room/Security
Front security gate missing knob

4.3 Other Rooms/Elecrtical Hazards
open grounds bedroom 1, 2 & 3
8.4 General Health and Safety/Garbage and Debris
Remove old furniture & appliances from yard
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom discoloration at window
3.8 Bathroom/Floor Condition
Bathroom broken tile cutting hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door 2 & 3
5.2 Secondary Rooms/Security
Reverse key lock on garage door entry from kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Cracked concrete rear right of unit
3.6 Bathroom/Ceiling Condition
Peeling paint master bathroom ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rot boards on rear deck and
Loose hand rail
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint front of house
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear left leaning & rear right damage fence
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
3.5 Bathroom/Window Condition
Bathroom window needs to be able to stay open with out a prop
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.7 General Health and Safety/Other Interior Hazards
No carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-5-9-19 Spoke with owner R/S from 5-20-19 to 7/8/19 contractor will start driveway 6-24-19 will be done
7-7-19
CH-3-25-19 R/S from 3-28-19 to 5-20-19 weather waiver Pre call 541-953-3183
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-12-4-18 Do a weather waiver for this unit
1.1 Living Room/Living Room Present
7-22-19 No Show
4.4 Other Rooms/Security
Remove key lock from doors bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck
1.1 Living Room/Living Room Present
7-22-19 No Show
1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
1.1 Living Room/Living Room Present
No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
7-22-19 No Show
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
1.1 Living Room/Living Room Present
5-21-2019 No Show Brandon
1.1 Living Room/Living Room Present
AS 7/24 2:39PM - owner called in, tenants are out of country and he doesnt feel comfortable going in without them there, rescheduled for 9/9 11-2. 510-375-0235

MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds
8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
AS 7/26 9:03AM - owner called in to reschedule, repairs arent done, rescheduled for 8/28 11-2. Pre-call: 510-691-4376 (if he calls in again to reschedule, its already been rescheduled several times, tell him no.)

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
2.12 Kitchen/Sink
Kitchen faucet loose
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
4.4 Other Rooms/Security
Bedroom 1 door needs knob
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner not lighting
4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also
4.4 Other Rooms/Security
Back door dead bolt not working
4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both
7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show Refusal of entry tenant unaware as well as owner and in process of moving
No show at 1:46 pm. no one at home.

No show at 12:35 pm. no one home but the dog barking at me through the window.
1.1 Living Room/Living Room Present
7-26-19 No Show unit vacant
6-24-19 No Show owner not aware of scheduled inspection vacant unit
No show at 1:40 pm. no one at home.

No show at 12:45 pm. no one home the neighbor said no one is living in this unit.
1.1 Living Room/Living Room Present
MZ 5/29 Owner, Joanna, called in. Has 2 locations in the same day so she needs a 30 min. pre-call
(925)890-8796
2.12 Kitchen/Sink
Splash guard needed fro garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detectors needed in bedrooms 1 , 2, & 3

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide needed in common area
4.4 Other Rooms/Security
Left bedroom door knob is missing
1.1 Living Room/Living Room Present
6-7-19 No Show at 3:18pm light green house w/white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
4.4 Other Rooms/Security
Bedroom 1 remove key lock
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
1.1 Living Room/Living Room Present
CH-6-26-19 R/S from 7-12-19 to 7-26-19 owner needs more time to fix repairs
2.10 Kitchen/Stove or Range with Oven
Left and center burners not working
2.3 Kitchen/Electrical Hazards
Replace damage outlets unable to inspect as they have been covered w/putty
3.12 Bathroom/Tub or Shower
Bathroom low water pressure
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
4.10 Other Rooms/Smoke Detectors
Bedroom 1 no smoke detector
4.4 Other Rooms/Security
Remove key lock bedroom 3 on right side
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot on front entrance awning
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence right rear
8.3 General Health and Safety/Evidence of Infestation
Infestation
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector not working
4.4 Other Rooms/Security
Bedroom 2 remove key lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen island has inoperable outlet repair or block off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
7-26-19 No Show
6/17/19 no show
1.1 Living Room/Living Room Present
6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
5.2 Secondary Rooms/Security
Side entrance door is missing lock
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.4 Other Rooms/Security
Bedroom 3 remove key lock

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
No Show 12:30pm light brown house with red stairs
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
1.1 Living Room/Living Room Present
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior
714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior
714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.
3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.
4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.
4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.
8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM
4.4 Other Rooms/Security
Bedroom 3 remove key lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Fire exit blocked
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
1.7 Living Room/Wall Condition
Living room wall damaged under window
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
4.4 Other Rooms/Security
Bedroom 4 remove key lock
3.4 Bathroom/Security
Bathroom 2 remove key lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
8.2 General Health and Safety/Exits
Fire exit blocked
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
2.10 Kitchen/Stove or Range with Oven
Excessive grease on stove unable to test
2.12 Kitchen/Sink
Kitchen sink leaking
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
1.1 Living Room/Living Room Present
6-21-19 No Entry
5-24-19 No Show
7.6 Heating and Plumbing/Plumbing
The control knob for the faucet outside beneath the window is missing. Tenant cannot connect the water hose.
1.1 Living Room/Living Room Present
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.3 Living Room/Electrical Hazards
Living room has damaged outlet cover under window
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
2.11 Kitchen/Refrigerator
Refrigerator handle missing/damaged
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.4 Other Rooms/Security
Bedroom 4 remove key lock level 2
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
1.1 Living Room/Living Room Present
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light
2.12 Kitchen/Sink
Repair or remove garbage disposal
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
1.1 Living Room/Living Room Present
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
1.1 Living Room/Living Room Present
AS 8/1 10:24AM - spoke with tenant, rescheduled for 9/6 9-12. Pre-call: 717-203-6072

CH-7-29-19 Owner call in gave permission to speak with tenant to re-schedule 925-984-1652
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
7-12-19 No Show orange house with white trim 12:15PM
5-31-19 No Show 1:55PM orange house w/white trim

7/29/19 property reported sold
1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
6-24-19 No Show 9:05AM
MZ 4/29 Owner called in. Needs to reschedule. Not ready. Changed from 5/2 1-4 to 5/13 1-4 (510)334-9845

No show/ entry at 11:45 am the tenant did not receive a notice for the inspection.
3.3 Bathroom/Electrical Hazards
Bathroom 2 missing light fixture
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-7-30-19 Owner call in stated wants 401 Washington on for 8/28 with the other property

1.1 Living Room/Living Room Present
Reported as sold
7-29-19 No Show unable to access front door as security door lock
6-24-19 No Show 12:05PM light green house with cream trim unable to access front door as security entrance locked
5-30-19 No Show 3:02PM

1.1 Living Room/Living Room Present
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration

2.5 Kitchen/Window Condition
Kitchen window has discoloration

2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair

2.7 Kitchen/Wall Condition
Kitchen wall has discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction

6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit

1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098

1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9

1.3 Living Room/Electrical Hazards
Living room outlet open ground behind tv/right wall

1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse

2.5 Kitchen/Window Condition
Kitchen window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground

1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2

1.1 Living Room/Living Room Present
MZ 7/31 Owner, Martha, called in. Unit is not ready. Changed from 8/5 to 9/9 9-12

1.4 Living Room/Security
Rear security gate cut hazard

2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease

2.5 Kitchen/Window Condition
Kitchen window discoloration

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3

4.4 Other Rooms/Security
Remove key lock from bedroom 2

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration

5.2 Secondary Rooms/Security
Remove key lock from laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Alison, called in. Rescheduled from 8/28 to 9/18 9-12 with pre-call 30 min prior 925-323-4570

Pre-call: 925-323-4570
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942
1.1 Living Room/Living Room Present
AS 8/2 9:40AM - owner called in, needs to get a new contractor, rescheduled for 9/9 11-2. 510-541-7259
1.3 Living Room/Electrical Hazards
Living room outlet at stairway has open nuetral
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
1.8 Living Room/Floor Condition
Transition strip needed at kitchen entry from living room
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
MZ 5/22 Owner, Earnest ,called in. Requesting a pre-call (510)414-1158.
4.5 Other Rooms/Window Condition
Repair window to lock properly
4.10 Other Rooms/Smoke Detectors
LR Replace missing smoke detector
4.5 Other Rooms/Window Condition
Repair window to lock properly

3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
1.1 Living Room/Living Room Present
CH-6-28-19 R/S from 7-1-19 to 7-15-19 owner not ready. Pre call 30 min prior 510-499-2737
3.1 Bathroom/Bathroom Present
Repair outlet with reversed polarity (rear unit behind house)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector right rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install Carbon Monoxide detector in hall
3.12 Bathroom/Tub or Shower
downstairs bath missing spout and shower head
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Frank, called in. Changed from 6/28 to 7/15 11-2. No pre-call needed.
1.3 Living Room/Electrical Hazards
open ground right of entry
open ground right of heater
outlet not working left of big window
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.4 Heating and Plumbing/Water Heater
Water heater pilot cover missing
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
AS 6/10 2:32PM - spoke to owner, has to work, rescheduled for 7/19 9-12.
3.7 Bathroom/Wall Condition
Bathroom cracked wall left of toilet
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
2.12 Kitchen/Sink
Kitchen re caulk sink
1.1 Living Room/Living Room Present
MZ 6/25 Owner, Thong, called in. Changed from 7/15 to 7/22 9-12. Pre-call (916)799-0217
1.3 Living Room/Electrical Hazards
Living room open ground left wall underneath window
1.1 Living Room/Living Room Present
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Marilyn, called in. Needs to reschedule. Has a funeral and cant be there. Changed from 8/30 to 9/13 9-12

MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
1.1 Living Room/Living Room Present
MZ 8/1 PM, Kathy, called in. Changed date from 8/14 to 8/28 11-2 with pre-call (510)221-1942

1.1 Living Room/Living Room Present
AS 7/30 10:59AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 415-606-6610
1.1 Living Room/Living Room Present
7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
1.1 Living Room/Living Room Present
AS 8/5 1:16PM - spoke to owner, contractor will be out of town until early September, rescheduled for 9/16 11-2. 510-468-8462

MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
1.6 Living Room/Ceiling Condition
Living room ceiling cracked
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
AS 8/2 11:01AM - owner called in, tenant will be out of town and he doesnt feel comfortable going in without them, rescheduled for 9/9 11-2 510-229-9044

6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
1.1 Living Room/Living Room Present
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2
2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.
8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.
1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.
1.4 Living Room/Security
Living room front door needs knob
2.12 Kitchen/Sink
Kitchen sink leaking in cabinet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable
4.4 Other Rooms/Security
Bedroom # 3 remove key lock
Door jam damaged bedroom # 3 repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom # 3 unable to test outlets due to egress obstruction
3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-2-19 No Show 11:10AM
7-1-19 No Show 10:20am
CH-4-4-19 R/S from 4-3-19 to 4-23-19
1.7 Living Room/Wall Condition
The living room has a little discoloration underneath the paint. The tenants stated that they painted over the discoloration without cleaning it but painted over it without priming it first. No mold present at the time of the inspection. But the tenants have pictures to show. Pass with a comment.

2.13 Kitchen/Space for Storage, Prep and Serving
1. Underneath the cabinet is dark discoloration in the corners.

2. (Pass with comment). The floor board has been replaced. The tenants stated once they removed the old dry rotted one they did not clean the area before replacing the new one. Not visible at the time of the inspection, but the tenant has pictures to show.

3.7 Bathroom/Wall Condition
The medicine cabinet mirror has dark discoloration inside.

3.8 Bathroom/Floor Condition
The floor next to the bathtub/toilet is sunken in. There is a large gap separating the bathtub from floor damage.

6.4 Building Exterior/Condition of Exterior Surfaces
The crawl space has a large hole and damage screen.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Exterminate for rats, mice.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation

1.1 Living Room/Living Room Present
6-28-19 None of the fail items had been addressed no change to previous fails

3.12 Bathroom/Tub or Shower
The bathtub has dark discoloration present and needs cleaning possibly re-chalking only if needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Owner check the vent for heating in the front bedroom.

1.5 Living Room/Window Condition
Living room window broken

2.12 Kitchen/Sink
Kitchen sink is leaking

2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse

2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas

8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged

3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds

2.12 Kitchen/Sink
Leak under kitchen sink at time of inspection

3.13 Bathroom/Ventilation
Bathroom 1 vent fan not working

3.6 Bathroom/Ceiling Condition
Bathroom 1 & 2 ceiling discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 2 missing or non working smoke detector

4.4 Other Rooms/Security
Bedroom 1 door missing knob and striker plate

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect back yard due to dogs

8.4 General Health and Safety/Garbage and Debris
Remove old appliances/trash from front and rear of unit
1.1 Living Room/Living Room Present
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
5.2 Secondary Rooms/Security
Repair back door
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding under front window
7.4 Heating and Plumbing/Water Heater
Need discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
2.10 Kitchen/Stove or Range with Oven
Front left & rear right burners not self lighting
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
5.4 Secondary Rooms/Other Potential Hazardous Features
CO2 not working
8.10 General Health and Safety/Site and Neighborhood Conditions
Front gate dry rotted boards missing boards
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlets have open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 1 & 2
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
3.13 Bathroom/Ventilation
Clean vent in bathroom
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 all outlet have open grounds
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,& 3
4.5 Other Rooms/Window Condition
Bedroom 2 broken widow
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Loose outlet right of entry
4.4 Other Rooms/Security
Remove key locks from bedrooms 1,2,3,& 4
3.12 Bathroom/Tub or Shower
Shower unit needs stopper bathroom 2
3.13 Bathroom/Ventilation
Bathroom 1 clean vent fan
4.4 Other Rooms/Security
Remove key lock from bedrooms 1,2,3,& 4
4.6 Other Rooms/Celing Condition
Bedroom 2 discoloration above window
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds on unit
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing or not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide and smoke detector in common area not working
1.1 Living Room/Living Room Present
CH-5-20-19 R/S from 5-30-19 to 6-11-19 Owner will be out of town. Pre call 30 min prior 510-478-6952

4.4 Other Rooms/Security
Unable to inspect bedroom 1 as there is a key lock and the door was locked
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect backyard due to loose dog and chickens
8.4 General Health and Safety/Garbage and Debris
Remove trash from backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in laundry room area with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 on left open ground under window
1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.1 Living Room/Living Room Present
MZ 8/7 PM, Jean, called in. Tenant is out of town at time of inspection. Changed from 8/23 to 9/6 11-2
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
AS 8/7 9:45AM - owners daughter called in (owner does not speak English) repairs are not done, rescheduled for 9/9 11-2. 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
5.4 Secondary Rooms/Other Potential Hazardous Features
Ceiling damage in patio room off back of home
7.4 Heating and Plumbing/Water Heater
Unable to inspect water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair dry rot fence left side of unit
8.7 General Health and Safety/Other Interior Hazards
No power in unit (not sure if utilities on or if there was a power outage)
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
3.13 Bathroom/Ventilation
Bathroom 1 vent not working

3.5 Bathroom/Window Condition
Bathroom 1 & 2 window discoloration
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 damaged light switch
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
8.4 General Health and Safety/Garbage and Debris
Remove old bedding & appliances from yard
1.1 Living Room/Living Room Present
MZ 4/22 Owner, Coleen called in. Needs to reschedule inspection for 4/23 9AM-12PM. Tenant is on vacation and changed the locks so owner cant let inspector in. Changed from 4/23 9AM-12PM to 5/2 1PM-4PM. Owner has 2 units scheduled this day so they need a pre-call to get to both. (510)719-9609
6.4 Building Exterior/Condition of Exterior Surfaces
Front and Rear Yard = Overgrown Grass/Weeds.
3.6 Bathroom/Ceiling Condition
Bathroom 2 ceiling discoloration downstairs
4.4 Other Rooms/Security
Bedroom 2 2nd floor right remove keylock
4.3 Other Rooms/Elecrtical Hazards
Bedrooms 1 & 2 open ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damage board on rear deck
Repair rear fence
1.1 Living Room/Living Room Present
8-5-19 No Show
4.5 Other Rooms/Window Condition
Bedroom window discoloration (tenant to open & clean windows frequently)
1.1 Living Room/Living Room Present
8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
1.1 Living Room/Living Room Present
MZ 8/8 PM, Laurie, called in needs to reschedule. Tenant is not available on 8/12. Changed from 8/12 to 8/30 9-12
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
MZ 8/8 PM, Alex, called in. Needs to reschedule. Changed from 8/21 11-2 to 8/30 11-2 pre-call (510)788-0275
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
1.1 Living Room/Living Room Present
AS 8/9 11:36AM - owner called in, he will be out of town, rescheduled for 9/9 9-12. Pre-call: 510-338-2978
1.1 Living Room/Living Room Present
MZ 6/13 Owner, Fallon, called in. Needs a pre-call 30 min prior. (917)693-0294
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration rear right
4.7 Other Rooms/Wall Condition
Bedroom 2 rear left hole in wall to be repaired

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Exterior rear stairs loose to be repaired
2.10	Kitchen/Stove or Range with Oven
	Kitchen range hood inoperable
2.12	Kitchen/Sink
	Kitchen leak under sink at time of inspection
3.3	Bathroom/Electrical Hazards
	Master bathroom open ground
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 4 (rear) missing outlet covers, hot/neutral reverse
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
4.5	Other Rooms/Window Condition
	Bedroom 2 window discoloration to be cleaned and treated
6.3	Building Exterior/Condition of Roof and Gutters
	Repair damaged rear roof support
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair or replace torn mesh screen right side of unit
1.1	Living Room/Living Room Present
	MZ 8/12 Owner, Johnnie, called in. Needs to reschedule cant get ahold of tenant. Changed from 8/14 to 8/30 11-2
1.1	Living Room/Living Room Present
	6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
	MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair rear and right fence
	Remove old furniture from backyard
4.10	Other Rooms/Smoke Detectors
	Smoke detector in common area inoperable
1.1	Living Room/Living Room Present
	8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
	6-14-19 No Show unit boarded up no access
1.1	Living Room/Living Room Present
	Pre-call: 510-375-6645
	6-6-19 No Show at 10:42AM grey home w/white trim
1.4	Living Room/Security
	Remove double cylinder deadbolt from front door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Missing smoke detector in laundry room with appliances
7.4	Heating and Plumbing/Water Heater
	Water heater discharge line needs to go straight down 6" from ground
1.1	Living Room/Living Room Present
	8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.1	Living Room/Living Room Present
	8-9-19 No Show corner house yellow with white trim
1.5	Living Room/Window Condition
	Living room replace multiple cracked window panes
2.10	Kitchen/Stove or Range with Oven
	Kitchen replace stove hood filter and light
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet replace missing toilet seat
4.3	Other Rooms/Elecrtical Hazards
	Bedroom left front outlet has open ground repair under small window
1.1	Living Room/Living Room Present
	MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966
1.3	Living Room/Electrical Hazards
	Living room outlets have open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has open ground
4.10	Other Rooms/Smoke Detectors
	Bedrooms 2 & 3 missing smoke detectors
4.3	Other Rooms/Elecrtical Hazards
	Bedrooms 1 & 3 have open grounds

4.4 Other Rooms/Security
Bedrooms 1, 2 & 3 remove key lock from doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior repair loose stairs rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove trash from yard
1.1 Living Room/Living Room Present
7-19-19-No Show
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
1.4 Living Room/Security
Front door needs striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
5-28-19 Brian No Access tenant said no inspection did not know what I was talking about
4.4 Other Rooms/Security
Bedroom 1 & 2 remove key lock from door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key lock from hall closet
1.1 Living Room/Living Room Present
5-24-19 No Show
MZ 4/16 Spoke to owner, needs to reschedule repairs are not done. changed from 4/22 to 5/24 9AM-12PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall repair lock on sliding glass door
1.1 Living Room/Living Room Present
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
1.1 Living Room/Living Room Present
8-9-19 No Show
No show at 2:20 pm. no answer.
2.10 Kitchen/Stove or Range with Oven
The oven is not working repair or replace.
3.7 Bathroom/Wall Condition
Peeling paint on the walls need repainting.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. The stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails for each unit.
6.4 Building Exterior/Condition of Exterior Surfaces
The door for the meter is damage and needs replacing.
8.1 General Health and Safety/Access to Unit
The floor board at the entry door is very soft, and a could collapse at any time. It needs to be replaced.
1.1 Living Room/Living Room Present
8-9-19 No Show. Owner not notified of scheduled reinspection
No show at 2:30 pm. no one at home.

No show at 1:30 pm. the owner was present but did not have a key for that unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. stairs are separated from the wall and the entry it is unsafe and needs to be corrected the way it was designed.

2. Install new handrails.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
6/6/19 no show, dog in yard (owner did not tell tenant about change from 6/11/19 to 6/6/19)
CH-5-22-19 R/S from 6-11-19 to 6-6-19 Owner requested an earlier date and the tenant will be there in the owners place. ask if wanted pre call said no dont need one
5-9-19 No entry dog in yard 11:00AM white & Blue house
6.4 Building Exterior/Condition of Exterior Surfaces
Need vent cover right rear of exterior house
8.4 General Health and Safety/Garbage and Debris
Remove old building materials from yard
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink re-caulk
3.12 Bathroom/Tub or Shower
Bathroom tub re-caulk
4.8 Other Rooms/Floor Condition
Bedroom 1 & 2 install transition strip at entry
6.3 Building Exterior/Condition of Roof and Gutters
Exterior repair damaged roof gutter front left
1.1 Living Room/Living Room Present
AS 8/13 1:55PM - spoke to owner, repairs are not done and tenant is being uncooperative, rescheduled for 9/16 1-4. Pre-call: 707-580-7209 Per Jennifer, if passes this inspection, waive re-inspection fee, if fails, waive next fee, if not, owner has to pay.

7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
2.12 Kitchen/Sink
Kitchen faucet runs continuously after shut off
4.10 Other Rooms/Smoke Detectors
Bedroom 4 rear missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 & 4 damaged outlets
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing smoke detector in laundry room with appliances
1.1 Living Room/Living Room Present
8-12-19 No Show
1.3 Living Room/Electrical Hazards
Living room outlet on left wall has open ground
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:35PM spoke with owner /no notification recieved
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and garbage (old beds)
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Juan, called in. Needs a 30 minute pre-call to let inspector in the gate and into the unit. (510)472-3679

5-24-19 No Show
No show at 11:00 am.

No show at 1:20 pm no one present for the inspection front gate for entry was lock. No access peach color building.

8.7 General Health and Safety/Other Interior Hazards
Living room replace batteries in CO2 detector and smoke detector
1.1 Living Room/Living Room Present
8-12-19 No Show
5-9-19 Tenant refused entry 12:05
No show at 2:06 pm no notice.
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 3 right rear has hot neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line must go straight down and approx. 6" from ground
1.1 Living Room/Living Room Present
6-24-19 No Show 9:45AM light house with white trim
No show /no entry at 12:15 pm. the tenant did not receive a notice.
2.10 Kitchen/Stove or Range with Oven
Kitchen Exhaust fan needs a screen
4.10 Other Rooms/Smoke Detectors
Smoke detector not testing both bedrooms
1.1 Living Room/Living Room Present
8-12-19 No Show
1.1 Living Room/Living Room Present
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
3.8 Bathroom/Floor Condition
Repair/Replace damaged bathroom floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under rear right windoe
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering

8.7	General Health and Safety/Other Interior Hazards
	Repair exit door to garage as frame is damaged
	Garage exit door needs door sweep to prevent air/light from entering
1.1	Living Room/Living Room Present
	8-12-19 No Show
	7-19-19 No Show
	6-4-19 No Show
1.1	Living Room/Living Room Present
	MZ 8/14 Owner called in. Tenant is out of town on 8/30. Changed from 8/30 to 9/13 11-2
4.4	Other Rooms/Security
	Remove key lock from doors bedroom 1 & 2
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
3.12	Bathroom/Tub or Shower
	Glass shower door needs track
4.6	Other Rooms/Celing Condition
	Right bedroom ceiling discoloration
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area
	Carbon monoxide detector needed in nuit
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in bedroom
8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
7.4	Heating and Plumbing/Water Heater
	Water heater needs discharge line
4.10	Other Rooms/Smoke Detectors
	Smoke detector needed in left bedroom 2nd floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector needed in common area 2nd floor
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector needed in garage with appliances
4.4	Other Rooms/Security
	Remove key lock from bedroom 2 right
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
1.7	Living Room/Wall Condition
	Living room wall has cracks by front door to be repaired
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
3.12	Bathroom/Tub or Shower
	Bathroom 1 tub to be caulked
3.6	Bathroom/Ceiling Condition
	Bathroom 2 ceiling discoloration
4.6	Other Rooms/Celing Condition
	Bedroom 2 on the right has ceiling discoloration
8.7	General Health and Safety/Other Interior Hazards
	Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove and surrounding areas
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair dry rotted siding rear of unit underneath window

2.11	Kitchen/Refrigerator
	Refrigerator/Freezer seals damaged replace
3.3	Bathroom/Electrical Hazards
	Bathroom outlet has hot/neutral reverse
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
3.7	Bathroom/Wall Condition
	Bathroom wall has discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector inoperable
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut down excessive weeds on side and rear of unit
8.4	General Health and Safety/Garbage and Debris
	Remove damaged shed from rear of unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
	Repair damaged fence left side of unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Secure thermostat to wall
	Heater inoperable
2.8	Kitchen/Floor Condition
	Flooring under kitchen sink is damage
3.6	Bathroom/Ceiling Condition
	Bathroom ceiling has discoloration
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 missing light switch cover
4.5	Other Rooms/Window Condition
	Bedroom 1 window discoloration
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 door frame damaged
4.6	Other Rooms/Celing Condition
	Bedroom 3 ceiling discoloration
8.4	General Health and Safety/Garbage and Debris
	Cut down excessive weeds left side of unit
6.4	Building Exterior/Condition of Exterior Surfaces
	Garage door frame damaged
5.4	Secondary Rooms/Other Potential Hazardous Features
	Smoke detector needed in garage with appliances
1.1	Living Room/Living Room Present
	CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1	Living Room/Living Room Present
	8-14-19 No Show minor present no adult for inspection
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector and carbon Monoxide detector needed in common
5.3	Secondary Rooms/Electrical Hazards
	Laundry room missing light switch and outlet cover
4.4	Other Rooms/Security
	Bedroom door needs entry knob
4.3	Other Rooms/Elecrtical Hazards
	bedroom outlet has open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair back steps ,separating from building
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior siding under living room window
8.4	General Health and Safety/Garbage and Debris
	Remove trash from side of unit
8.7	General Health and Safety/Other Interior Hazards
	Carbon monoxide detector inoperable
1.1	Living Room/Living Room Present
	8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
1.1	Living Room/Living Room Present
	8-14-19 No Show beige house with white and green trim 1:35pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
1.3 Living Room/Electrical Hazards
Living room missing light switch cover
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
1.3 Living Room/Electrical Hazards
Living room outlets have open ground
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable
1.8 Living Room/Floor Condition
Living room floor needs transition strip leading to hall
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 2 Right window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base needs to be caulked
3.12 Bathroom/Tub or Shower
Tub drain clogged
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
4.8 Other Rooms/Floor Condition
transition strip needed at entrance of bedroom 2
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior cracks in rear of unit

Repair/Replace damaged exterior dryer vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
1.1 Living Room/Living Room Present
8/16 9:45AM - owner called in, repairs will not be done, rescheduled for 9/9 9-12.
1.5 Living Room/Window Condition
Living room window crank inoperable
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Dan, called in. Changed from 8/30 to 9/23 9-12. Unit will not be ready. Pre-call 30 min prior.
(417)260-0778 OR (417)457-6343

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
Pre-call 45 mins prior: 510-390-2318
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
2.12 Kitchen/Sink
Kitchen sink water pressure too low
4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector missing
4.4 Other Rooms/Security
Bedroom 3 remove key lock
5.2 Secondary Rooms/Security
Side entrance door is missing lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 8/19 Owner, Santos, called in. Is going out of town and needs to re-schedule. Changed from 9/4 to 9/13 9-12 needs pre-call (510)520-3755

6-7-19 No Show at 3:18pm light green house w/white trim
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 no smoke detector
4.4 Other Rooms/Security
Bedroom 1 remove key lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen outside
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Breaker box in garage needs cover
1.1 Living Room/Living Room Present
INSPECTION ADDRESS IS 5402 SOLANO AVE
9-4-19 No Entry
8-9-19 No Show invalid address There is no 746 Amador St
6-24-19 No Show owner states it not there unit
5-28-19 Brian No Show not real address spoke to PM not there unit
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
CH-6-6-19 R/S from 6-10-19 to 7-1-19 owner is getting bid on contractor to finish the work. Pre call 30 min prior 510-524-3160
The house is being remolded owner will request a new inspection date.
3.12 Bathroom/Tub or Shower
Install tub stopper in master bathroom
3.3 Bathroom/Electrical Hazards
Bathroom install globe on light fixture
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet in right rear bedroom

6.1 Building Exterior/Condition of Foundation
Seal all gaps/holes in foundation
1.1 Living Room/Living Room Present
MZ 5/24 Owner, Samia, called in to reschedule. Is on vacation for time of inspection. Changed from 6/7 to 7/8 9-12. (510)375-2866
4.5 Other Rooms/Window Condition
Bedroom 2 window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to go straight down approximately 6" from ground
1.1 Living Room/Living Room Present
8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
No Show light pink house w/white trim
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner
3.8 Bathroom/Floor Condition
Repair damaged tiles on 2nd floor bathroom hall
4.4 Other Rooms/Security
Install striker plate 2nd floor left front and Right front bedrooms
1.1 Living Room/Living Room Present
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
4.4 Other Rooms/Security
Remove key lock bedroom 3
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
2.11 Kitchen/Refrigerator
Replaced damaged door seal
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
8-16-19 No Show minor present
8.4 General Health and Safety/Garbage and Debris
Remove old furniture from yard
Remove trash and tires from carport
1.5 Living Room/Window Condition
Living room window discoloration
1.3 Living Room/Electrical Hazards
Living room outlet have open grounds
1.4 Living Room/Security
Living room closet door loose/off hinges
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood
2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse
7.4 Heating and Plumbing/Water Heater
Water heater needs pilot cover
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent cap needed for dryer
Repair damage mesh screens on exterior of unit

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 right window discoloration
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot cover
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
1.1 Living Room/Living Room Present
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:22PM - returned owners voicemail, rescheduled for 9/20 9-12. Pre-call: 925-997-5935
1.1 Living Room/Living Room Present
AS 8/20 3:38PM - returned owners voicemail, rescheduled for 9/18 9-12. Pre-call: 805-748-5654
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
2.8 Kitchen/Floor Condition
Transition strip needed at entry to bedroom 3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet flush mechanism broken
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.13 Bathroom/Ventilation
Bathroom vent fan to be cleaned
3.5 Bathroom/Window Condition
Bathroom window broken
4.10 Other Rooms/Smoke Detectors
Bedroom 1 & 4 missing or non working smoke detector
4.5 Other Rooms/Window Condition
Bedroom 3 broken window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screens right side of unit
8.4 General Health and Safety/Garbage and Debris
Remove old furniture, appliance, trash from unit
1.1 Living Room/Living Room Present
8-16-19 No Show
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. 6/17 Also, please make a note to the inspector to call her cell 510-672-9363 or home 510-233-3663 before coming to her properties. She would like to know which property will be inspected first. Per Socos email reschedule inspections to 7/2. Owner will not be available 7/1. Inspection rescheduled for 7/2 11am-2pm.

5-28-19 No Show @ 11:05AM
4.4 Other Rooms/Security
Replace right front busted bedroom door
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
6/27- Spoke with owner shes ok with inspection being on 7/1 11am-2pm. Please call 30min prior and let her know which property you are starting first. cell 510-672-9363 or home 510-233-3663
2.10 Kitchen/Stove or Range with Oven
Repair stove hood filter/light

1.3 Living Room/Electrical Hazards
Open ground right of big window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not coming on
1.1 Living Room/Living Room Present
CH-3-14-19 Spoke with owner schedule for 3-29-19. Pre call 30 min prior 628-219-4162
CH-2-12-19 R/S from 2-28-19 to 3-11-19 owner will be on vacation. Pre call 30 min prior 628-219-4162
6.4 Building Exterior/Condition of Exterior Surfaces
The eves at the front door and backyard are dry rotted.
1.1 Living Room/Living Room Present
8-19-19 No Entry 2:00PM
AS 8/5 4:08PM - spoke to owner, he will be out of town, rescheduled from 8/9 to 8/19 1-4. Pre-call: 510-367-8048
6-24-19

6-24-19 No Show at 1:57PM Light beige house brown trim
5-28-19 Brian No Show brown house brown trim dog barking in unit
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
6-17-19 No Show @ 2:03PM owner states inspection was done a few weeks ago.
4.4 Other Rooms/Security
Install striker plate Right front bedroom
1.1 Living Room/Living Room Present
AS 8/21 1:55PM - spoke to owner, is flying in, rescheduled for 9/16 1-4. 510-710-8942

6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
2.10 Kitchen/Stove or Range with Oven
Kitchen stove check all burners
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom 1 downstairs toilet wont flush
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right rear control knob missing
6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear
4.3 Other Rooms/Elecrtical Hazards
Master bedroom right rear cracked switch plate cover
1.1 Living Room/Living Room Present
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
1.1 Living Room/Living Room Present
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area
4.4 Other Rooms/Security
Remove key lock bedroom 1 & 2
1.1 Living Room/Living Room Present
6-4-19 No Show yellow house with green trim
1.1 Living Room/Living Room Present
CH-6-3-19 R/S from 6-7-19 to 7-8-19 owner will be out of the country
3.7 Bathroom/Wall Condition
Bathroom wall cracked right side of entrance
4.10 Other Rooms/Smoke Detectors
Bedroom 3 2nd floor smoke detector inoperable
1.1 Living Room/Living Room Present
5-28-19 No Show @ 1:10PM
2.12 Kitchen/Sink
leaking at spout
4.10 Other Rooms/Smoke Detectors
no smoke detector in common area
4.5 Other Rooms/Window Condition
remove black discoloration
1.1 Living Room/Living Room Present
AS 6/3 2:20PM - spoke to owner, tenant is out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom 1
5.3 Secondary Rooms/Electrical Hazards
Open grounds in dining room area
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
1.1 Living Room/Living Room Present
AS 6/3 2:18pm - spoke to owner, tenant will be out of town, rescheduled for 7/19 1-4. Pre-call: 510-323-5552
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration

2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.1 Living Room/Living Room Present
8-19-19 No Entry 3:05PM
7-26-19 No Show
6-10-19 No Show 2:12pm pre call tenant /owner at 1:15pm. whit house w/grey trim whit security gate
CH-5-20-19 R/S from 5-24-19 to 6-10-19 owner is having a contractor to do the repairs. Pre call 30 min prior 714-721-1092
CH-R/S from 3-28-19 to 3-29-19 owner call need to change tenant has Fridays off. Pre call 30 min prior 714-721-1092
CH-3-14-19 R/S from 2-28-19 to 3-28-19 Due to system being down
CH-2-12-19 R/S from 2-14-19 to 2-28-19 owner states tenant can not get off work
2.10 Kitchen/Stove or Range with Oven
1. The clock panel is damage.

2. Left burner is missing the center piece for balancing cookware. Completely off.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken tile pieces on the kitchen counters cutting hazard.

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.6 Bathroom/Ceiling Condition
Ceiling has a defect which exposes the tenant to a structural hazard. Repair hole in ceiling. Also needs repainting.

3.7 Bathroom/Wall Condition
Broken tile in the main bathroom needs replacing.

4.7 Other Rooms/Wall Condition
Left bedroom should be repainted due to moisture and mildew smell.

4.8 Other Rooms/Floor Condition
Left bedroom carpet has a strong mildew odor and needs replacing.

8.5 General Health and Safety/Refuse and Disposal
Owner remove the broken washer & dryer from utility room.

1.1 Living Room/Living Room Present
8-19-19 No Entry (vacant)
6-4-19 No Show

1.5 Living Room/Window Condition
Replace damaged screen in living room windows

1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner

2.12 Kitchen/Sink
Repair leaking faucet knob

2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen

3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint

3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom

4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Daren, called in. Changed from 8/23 to 8/28 9-12. No pre-call needed.

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771

1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Suzanne, called in. Reschedule from 9/6 to 9/25 1-4

1.1 Living Room/Living Room Present
MZ 8/22 Owner, Paula, called in. Needs to reschedule. Renovating the unit. Changed from 9/6 to 10/7 11-2

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.4 Living Room/Security
Security door damaged

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
AS 8/22 2:50PM - Owner Gary called in, theres a part that needs to be installed in the heater, rescheduled to 9/13 9-12. Pre-call: 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street
2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable
2.12 Kitchen/Sink
Kitchen faucet loose
2.8 Kitchen/Floor Condition
Kitchen tile broken (trip hazard)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper
3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged
3.4 Bathroom/Security
Bathroom remove key dock from entry
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry
4.4 Other Rooms/Security
Bedroom 1 door needs knob
5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Naresh, called in to reschedule. Unit is not ready. Changed from 8/28 to 9/27 9-12 with pre-call 30 min prior (510)691-4376

CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room
1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-13-19 to 9-20-19 owner father is having surgery on the 13th
1.1 Living Room/Living Room Present
CH-8-26-19 R/S from 9-9-19 to 10-7-19.Owner states tenant can not get off until Oct.
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
1.1 Living Room/Living Room Present
MZ 8/26 Kathy, PM, called in. Needs a 30 min pre-call(510)221-1942
4.8 Other Rooms/Floor Condition
Replace missing flooring and exposed track strip
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.10 Other Rooms/Smoke Detectors
Install CO2 detector
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
8-21-19 No Show 12:00PM
2.12 Kitchen/Sink
Kitchen Improper plumbing install and
Ptap under sink
1.1 Living Room/Living Room Present
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace batteries in CO detector
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.12 Bathroom/Tub or Shower
Replace shower diverter
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)

1.1 Living Room/Living Room Present
6-10-19 R/S from 7-8-19 to 7-12-19 owner wants it on the same day as the other unit. Pre call 30 min prior 707-716-8571
4.4 Other Rooms/Security
Missing striker plate bedroom 1
4.6 Other Rooms/Celing Condition
Fill crack by window
1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
8-23-19 No Entry
4.4 Other Rooms/Security
Repair damaged patio screen door
4.4 Other Rooms/Security
Master bedroom install missing striker plate
4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage
2.12 Kitchen/Sink
Kitchen repair leak under sink
4.4 Other Rooms/Security
Basement install quick release for bar on window
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
1.1 Living Room/Living Room Present
AS 8/27 10:18AM - owner called in, he will be out of town, rescheduled for 9/13 1-4. Pre-call: 510-725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.3 Living Room/Electrical Hazards
Living room repair outlets with open ground
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
2.3 Kitchen/Electrical Hazards
Kitchen repair outlet with open ground front wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom repair defective control knob sink
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Yamei, called in. Needs to re-schedule no one will be there on 9/6. Changed to 9/20 9-12 with 30 min pre-call (510)374-8936

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

2.10 Kitchen/Stove or Range with Oven
The left rear burner is not working as design repair or replace.

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15

1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM

1.1 Living Room/Living Room Present
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-26-19 No Entry 2:35pm

2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity right od stove

5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall Make free of peeling paint ceiling and repair crack in ceiling

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
Pre-call: 415-336-6484

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Nereida, called in. Needs to reschedule to a Friday. Changed from 8/30 to 9/27 11-2 with pre-call 30 min prior (415)740-2336

8-9-19 No Show units are numbered 1-4 no B no answer from number provided

1.1 Living Room/Living Room Present
AS 8/29 11:15AM - spoke to owner, he is out of town, rescheduled for 10/7 11-2. 510-685-7620

1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.

1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a 30 pre-call she is disabled and cant sit at the unit to wait. Call (510)301-6815

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

1.3 Living Room/Electrical Hazards
Living room outlet have open grounds

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
MZ 8/30 Owner, Fernando, called in. Changed from 9/18 1-4 to 9/27 11-2 with 30 min pre-call (510)604-9966

MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

1.3 Living Room/Electrical Hazards
Living room outlets have open ground

3.4 Bathroom/Security
Install striker plate (upper level

2.5 Kitchen/Window Condition
Kitchen repair cracked window pane

8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard

1.4 Living Room/Security
Repair patio screen door (lower level)

2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light

3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall

4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)

8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306

3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall

1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM

6.3 Building Exterior/Condition of Roof and Gutters
Secure loose gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
7-26-19 No Show
6-24-19 No Show 12:33PM light yellow house with white trim red gate
CH-5-7-19 Pre call 30 min prior 510-672-6844

4.10 Other Rooms/Smoke Detectors
Up stair bedroom smoke detector not testing and down stairs also

4.4 Other Rooms/Security
Back door dead bolt not working

4.7 Other Rooms/Wall Condition
Down stairs bedroom no closet both

7.4 Heating and Plumbing/Water Heater
Water heater is leaking and no discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Outside lights not working

1.1 Living Room/Living Room Present
8-28-19 No Entry inspector spoke with LL

1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240

1.3 Living Room/Electrical Hazards
Living room unable to inspect outlets due to obstruction

1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
AS 9/4 9:15AM - spoke to owner, he will be out of town, rescheduled for 9/25 1-4. Pre-call: 510-385-1242
1.1 Living Room/Living Room Present
AS 9/4 10:35AM - spoke to owner, repairs are not done, rescheduled for 9/18 11-2. Pre-call: 510-685-0876
1.5 Living Room/Window Condition
Living room window frame needs repair
2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove
2.5 Kitchen/Window Condition
Kitchen window seal needs repair
2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose
3.5 Bathroom/Window Condition
Bathroom window frame damaged
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground
4.4 Other Rooms/Security
Bedroom 2 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged
1.1 Living Room/Living Room Present
8-12-19 No Show
5-28-19 No Show @1:30 PM
1.7 Living Room/Wall Condition
Wall damaged at hall entry
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 & 3 center and left have open grounds
1.1 Living Room/Living Room Present
CH-8-6-19-R/S from 8-19-19 to 8-30-19 owner is out of town. Pre call 30 min prior 510-289-1628
1.1 Living Room/Living Room Present
8-12-19 No Show
2.3 Kitchen/Electrical Hazards
Kitchen outlet by sliding door has open ground
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 rear has open grounds
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
1.1 Living Room/Living Room Present
8-30-19 No Entry at 11:30AM
1.3 Living Room/Electrical Hazards
Living room open grounds
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15
7-22-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm

1.3 Living Room/Electrical Hazards
Open grounds in living room and hallway

3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
8-5-19 No Show

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Left rear fence leaning

1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim

4.4 Other Rooms/Security
Bedroom remove keyed lock from all bedroom doors

3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall

3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling

4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen

4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom

6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
AS 9/5 8:16AM - returned owners voicemail, she will be out of town, rescheduled for 10/30 9-12.

1.1 Living Room/Living Room Present
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show

4.4 Other Rooms/Security
Bedroom 2 remove key lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 No Show at 12:50PM

4.4 Other Rooms/Security
Bedroom 3 remove key lock

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash rear and side of unit
1.1 Living Room/Living Room Present
6-21-19 No Entry
6-3-19 NO Show 12:50PM
2.12 Kitchen/Sink
Kitchen sink leaking
3.12 Bathroom/Tub or Shower
Bathroom shower knob broken
3.4 Bathroom/Security
Bathroom 1 remove key lock
4.4 Other Rooms/Security
Bedroom 3 remove key lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding on exterior of home
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.2 General Health and Safety/Exits
Fire exit blocked
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet remove key lock
1.1 Living Room/Living Room Present
CH-7-17-19 spoke with owner she gave permission for tenant to be there in her place
MZ 5/14 Owner, Cindy Buff, called in. No one is available on date of inspection. Changed from 6/10 to 7/8 9-12.
(510)235-3393
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing in common area
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner (Kathy) called and requested to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at
510-221-1942 ask for Abel.
4.6 Other Rooms/Celing Condition
Bedroom 2 rear level 1 ceiling needs to be repaired
4.3 Other Rooms/Elecrtical Hazards
bedroom 3 level 2 outlet cover missing under window
4.4 Other Rooms/Security
Bedroom 3 remove key lock
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor
1.8 Living Room/Floor Condition
Repair transition strip living room to kitchen
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground
4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear
4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit
8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable
2.3 Kitchen/Electrical Hazards
Kitchen light switch cover damaged
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
8-9-19 No Show 1:50PM
Pre-call: 510-367-8048
5-28-19 Brian Not a real address
6.4 Building Exterior/Condition of Exterior Surfaces
Fix crack under living room window front of unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Damaged thermostat unable to test heater
1.1 Living Room/Living Room Present
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
1.1 Living Room/Living Room Present
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
1.1 Living Room/Living Room Present
8-12-19 No Show
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom
1.3 Living Room/Electrical Hazards
Replace missing switch plate cover livingroom
4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
2.12 Kitchen/Sink
Kitchen repair leak under sink
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
AS 9/10 11:27AM - spoke to owner, she is going through cancer treatments, rescheduled for 11/6 11-2. Pre-call: 510-849-7633
1.1 Living Room/Living Room Present
9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
1.1 Living Room/Living Room Present
Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
4.5 Other Rooms/Window Condition
1. The window in the rear bedroom right side is stuck and needs to be repaired.

2. The tenant states that once it rains water intrusion enters inside and they have to put towels around the window ledge to prevent it from going onto the walls and flooring. Not wet during the time of the inspection but owner needs to be aware of the problem and address it to prevent mold & mildew from setting inside. the tenants have cleaned all the window seals. (pass with a comment).
4.7 Other Rooms/Wall Condition
Owner to prevent mold/mildew problems you can use paint with mold treatment inside. The tenants have a small baby and are concern for the safety of the family. Pass with a comment.
1.1 Living Room/Living Room Present
9-6-19 No Entry at 3:30pm
4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
2.12 Kitchen/Sink
Repair leaking faucet
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
2.4 Kitchen/Security
Replace damaged door seal
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
1.7 Living Room/Wall Condition
Living room repair hole in wall
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
AS 9/11 9:15AM - spoke to owner, repairs will not be done, rescheduled for 10/11 1-4. 510-283-4017
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and surrounding areas
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked
3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
4.5 Other Rooms/Window Condition
Repair Window to open and hold left rear bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
2.5 Kitchen/Window Condition
Kitchen window crank broken
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 open ground under window and right wall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen right side of unit
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235
3.12 Bathroom/Tub or Shower
Re caulk tub unit shower door track needs repair
4.3 Other Rooms/Elecrtical Hazards
Unable to test outlets due to obstruction bedroom 1 & 2
4.4 Other Rooms/Security
Bedrooms 1 & 2 remove key lock from doors
8.4 General Health and Safety/Garbage and Debris
Excessive weeds in yard to be cut unable to do complete exterior inspection
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269

MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
1.4 Living Room/Security
Security door damaged
2.10 Kitchen/Stove or Range with Oven
Stove knob missing
4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1
1.1 Living Room/Living Room Present
AS 9/11 11:05AM - spoke to owner, he had a death in the family, rescheduled for 9/18 11-2 609-658-3269
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 peeling paint by window
5.4 Secondary Rooms/Other Potential Hazardous Features
Missing carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairwell loose
1.1 Living Room/Living Room Present
CH-5-24-19 Pre call 30 min prior 510-237-7712
5/9 No show. Tenant refused entry.

No show at 12:47 pm. no answer.

Extension granted per Soco from 8/5 to 9/9
1.6 Living Room/Ceiling Condition
Living room ceiling cracked

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground or hot/neutral reverse
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 and 2 outlet open ground
2.10 Kitchen/Stove or Range with Oven
Kitchen stove clean excessive grease
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.4 Other Rooms/Security
Remove key lock from bedroom 2
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
5.2 Secondary Rooms/Security
Remove key lock from laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in laundry room with appliance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Cement block in backyard to be repaired or removed as it is a tripping hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right rear fence as it is severely leaning
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in needs to re-schedule. Changed from 10/11 to 10/16 Pre call 30 min prior 510-232-4306

CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
3.12 Bathroom/Tub or Shower
Master bathroom black substance from around tub/shower
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
1.1 Living Room/Living Room Present
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
2.3 Kitchen/Electrical Hazards
Kitchen repair defective light switch
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors

1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
3.3 Bathroom/Electrical Hazards
Correct reversed polarity outlet master bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
2.5 Kitchen/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Repair cracked window pane in garage
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
2.3 Kitchen/Electrical Hazards
Correct outlet reversed polarity under window
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
1.6 Living Room/Ceiling Condition
Repair large crack in living room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
1.1 Living Room/Living Room Present
MZ 9/11 Steve, owner, called in. Changed from 10/9 to 10/21 9-12. Pre-call (510)221-7883

MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window
1.1 Living Room/Living Room Present
MZ 9/12 Owner called in. Changed from 9/16 to 10/11 1-4. Repairs wont be made in time

CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
AS 9/13 9:17AM - spoke to tenant and owner on 3way call, they will be out of town, rescheduled for 10/14 1-4.
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and CO2 detector in the common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
MZ 9/13 Owner, Kristen, called in. Never received failed report. Changed from 10/9 to 10/30 9-12 with 30 min pre-call (707)235-3347. She has 3 units in the same time frame
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
9-11-19 No Entry 1:35PM
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
3.4 Bathroom/Security
Remove key knob from hall bathroom
3.5 Bathroom/Window Condition
Repair broken window pane hall bathroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear bedroom
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged wood planks in rear deck pathway
4.8	Other Rooms/Floor Condition
	Repair torn damaged carpet hall
3.12	Bathroom/Tub or Shower
	Re glaze tub surface hall front
3.6	Bathroom/Ceiling Condition
	Remove black substance ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace damaged/missing cabinet door/drawer sink
	re caulk around sink
4.8	Other Rooms/Floor Condition
	Repair damaged floor tiles left rear
4.5	Other Rooms/Window Condition
	Repair cracked window pane left rear
4.7	Other Rooms/Wall Condition
	Clean walls extremely dirty left rear (tenant)
4.4	Other Rooms/Security
	Repair busted door (extra room)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter/light
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors/drawers
8.4	General Health and Safety/Garbage and Debris
	Remove excess debris from backyard
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged siding front of house
	repair damaged window frame
1.1	Living Room/Living Room Present
	Pre-call: 510-243-8756 or 925-323-4570
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in common area
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector in common area
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
	Secure handrail side steps
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete at entrance walkway trip hazard
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
4.5	Other Rooms/Window Condition
	Install quick release for window bars left front
4.4	Other Rooms/Security
	Remove keyed lock from all bedrooms
8.7	General Health and Safety/Other Interior Hazards
	Install smoke detector in living room
3.3	Bathroom/Electrical Hazards
	Repair outlet with open ground
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps and install handrail
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
3.8	Bathroom/Floor Condition
	Install threshold between flooring types half
8.4	General Health and Safety/Garbage and Debris
	Clean excess debris and garbage from yard front, side ,back, back
1.8	Living Room/Floor Condition
	Repair damaged floor tiles
4.7	Other Rooms/Wall Condition
	Repair damaged cracked wall left front bedroom
3.3	Bathroom/Electrical Hazards
	Repair inoperable light fixture and repair inoperable GFI master bathroom

4.8	Other Rooms/Floor Condition
	Repair damaged cracked tiles left front
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install smoke detector and carbon monoxide detector 2nd floor hall
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches
3.5	Bathroom/Window Condition
	Move items blocking egress right front 2nd floor
2.1	Kitchen/Kitchen Area Present
	Repair cracked outlet cover
2.4	Kitchen/Security
	Repair damaged door seal
4.4	Other Rooms/Security
	Remove key locks from all bedrooms
4.5	Other Rooms/Window Condition
	Repair cracked window pane right rear bedroom 2nd floor
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet master bathroom sink
	Repair leak under sink
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
1.4	Living Room/Security
	Repair damaged screen door cut hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotted baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.5	Other Rooms/Window Condition
	Repair missing window pane left rear bedroom
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area in dining room
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leak under sink
3.7	Bathroom/Wall Condition
	Repair water damaged wall and repair large hole
	Repair rotten baseboard around bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet to floor
4.5	Other Rooms/Window Condition
	Replace missing window pane left rear
8.7	General Health and Safety/Other Interior Hazards
	Repair water damaged area dining room
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector
4.5	Other Rooms/Window Condition
	Install quick release for window bars all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions
	Secure or remove loose bricks at rear fence
2.8	Kitchen/Floor Condition
	Repair damaged floor tiles
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet
	Replace missing outlet cover
4.4	Other Rooms/Security
	Remove key lock right rear bedroom door

3.7	Bathroom/Wall Condition
	Repair hole in wall at baseboard left on sink
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
3.4	Bathroom/Security
	Remove key lock from all bedroom doors
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted area of soffit front left side
1.1	Living Room/Living Room Present
	6-7-19 No Show at 3:18pm light green house w/white trim
4.10	Other Rooms/Smoke Detectors
	Bedroom 2 no smoke detector
4.4	Other Rooms/Security
	Bedroom 1 remove key lock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Front stairs loose
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screen outside
8.6	General Health and Safety/Interior Stairs and Common Halls
	No smoke detector in common area
8.7	General Health and Safety/Other Interior Hazards
	Breaker box in garage needs cover
1.1	Living Room/Living Room Present
	6-7-19 No Entry 3:13pm tenant was present but unaware of inspection
4.10	Other Rooms/Smoke Detectors
	Bedroom 3 smoke detector missing
4.4	Other Rooms/Security
	Bedroom 3 remove key lock
5.2	Secondary Rooms/Security
	Side entrance door is missing lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Smoke detector missing in common area
8.4	General Health and Safety/Garbage and Debris
	Remove old appliances from rear deck
1.1	Living Room/Living Room Present
	MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
4.4	Other Rooms/Security
	Remove all key lock from all bedrooms
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair rotted window sill dining room
2.12	Kitchen/Sink
	Inoperable garbage disposal
3.6	Bathroom/Ceiling Condition
	Remove black substance from ceiling and walls
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burners Right front and right rear
4.5	Other Rooms/Window Condition
	Remove black substance from window left front
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable fixture/fan
8.3	General Health and Safety/Evidence of Infestation
	Infestation of roaches treat
3.13	Bathroom/Ventilation
	Install ventilation cover
3.7	Bathroom/Wall Condition
	Make free of peeling paint wall of hall shower
4.4	Other Rooms/Security
	Remove key lock from all bedroom doors

4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
4.4 Other Rooms/Security
Remove key lock from left rear bedroom door
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.4 Kitchen/Security
Replace damaged door seal
4.4 Other Rooms/Security
Remove key look from bedroom door
1.1 Living Room/Living Room Present
MZ 9/16 Silva called in. Repairs wont be dont in time. Changed from 9/18 to 10/7 1-4 Pre call 30 min prior 510-236-8366

CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior right side of unit needs to be filled missing masonry as their is a large opening that can allow infestation
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
1.1 Living Room/Living Room Present
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2

Pre-call Keata 510-388-0057

9-6-19 No Entry at 1:15pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
1.5 Living Room/Window Condition
Living room window broken
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.1 Living Room/Living Room Present
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
1.1 Living Room/Living Room Present
AS 9/18 11:34AM - spoke to owner, repairs are not done, rescheduled for 10/30 11-2.

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
1.1 Living Room/Living Room Present
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
MZ 5/31 Owner, Helen, called in. Rescheduled from 6/4 to 6/17 11-2 pre-call (510)468-8462

AS 5/13 spoke to owner, will be out of town, rescheduled for 6/4 1-4.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in laundry area
7.4 Heating and Plumbing/Water Heater
Ceiling above water heater is bulging
1.1 Living Room/Living Room Present
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
6-24-19 No Show owner not aware of schedule re inspection pre call at 1:40PM
MZ 4/25 Rescheduled from 4/18 to 5/9. (510)710-8942
3.1 Bathroom/Bathroom Present
Downstairs bathroom sink faucet keeps running
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom sink faucet keeps running
4.10 Other Rooms/Smoke Detectors
Needs carbon monoxide alarms on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-16-19 No Entry at 1:05PM
1.1 Living Room/Living Room Present
MZ 9/18 Owner called in. Changed from 9/20 to 10/9 9-12. NO MORE RESCHEDULES!
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
4.5 Other Rooms/Window Condition
Repair inoperable window lock right rear

1.1 Living Room/Living Room Present
7-1-19 No Show at 3:45PM
5-24-19 No Show
No show / no entry at 12:17 pm. the tenant said she did not receive a notice for the inspection.

2.12 Kitchen/Sink
Kitchen sink leaking in cabinet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom #1 sink inoperable

3.7 Bathroom/Wall Condition
Bathroom 2 wall discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

2.8 Kitchen/Floor Condition
Secure loose floor tiles

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet.
Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover

4.4 Other Rooms/Security
Bedroom 3 door frame damaged

4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration

4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit

8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit

1.1 Living Room/Living Room Present
CH 9-18-19 Pre call owner 30 min prior 510-213-2687

2.11 Kitchen/Refrigerator
Refrigerator/Freezer seals damaged replace

3.3 Bathroom/Electrical Hazards
Bathroom outlet has hot/neutral reverse

3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration

3.7 Bathroom/Wall Condition
Bathroom wall has discoloration

4.10 Other Rooms/Smoke Detectors
Bedroom 3 smoke detector inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down excessive weeds on side and rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove damaged shed from rear of unit

1.1 Living Room/Living Room Present
MZ 9/19 Owner called in. Unit is not ready. Tenant stated they would clear old appliances but hasnt done so yet. Changed from 9/20 to 10/7 11-2

CH 9-18-19 Pre call owner 30 min prior 510-213-2687
2.8 Kitchen/Floor Condition
Flooring under kitchen sink is damage
3.6 Bathroom/Ceiling Condition
Bathroom ceiling has discoloration
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 missing light switch cover
4.4 Other Rooms/Security
Bedroom 3 door frame damaged
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.6 Other Rooms/Celing Condition
Bedroom 3 ceiling discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector needed in garage with appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Garage door frame damaged
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

Repair damaged fence left side of unit
8.4 General Health and Safety/Garbage and Debris
Cut down excessive weeds left side of unit
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Ellen called in. Tenant will be there for the inspection. Look for tenants name on gate to call. Gloria Sosa. If there are any problems with the gate call (248)830-6410

8-21-19 No Show 10:15AM
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
6.4 Building Exterior/Condition of Exterior Surfaces
Repair exterior siding under living room window
8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable
1.1 Living Room/Living Room Present
MZ 9/19 Owner, Patrick, called in. Unit is not ready. Changed from 9/20 to 9/25 1-4 pre-call (415)317-3731
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet has open ground
4.4 Other Rooms/Security
Bedroom door needs entry knob
5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building
8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common
1.1 Living Room/Living Room Present
MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022

1.1 Living Room/Living Room Present
MZ 9/19 Owner son, Bill, called in with permission from the owner. Changed from 9/30 to 10/7 1-4 with 1 hr pre-call (415)385-6519

1.1 Living Room/Living Room Present
MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

2.5 Kitchen/Window Condition
Kitchen window seal needs repair

2.7 Kitchen/Wall Condition
Kitchen wall repair peeling paint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink cabinet loose

3.5 Bathroom/Window Condition
Bathroom window frame damaged

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 outlets have open ground

4.4 Other Rooms/Security
Bedroom 2 remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom 1 & 2 window frame damaged

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

2.10 Kitchen/Stove or Range with Oven
Stove knob missing

4.3 Other Rooms/Elecrtical Hazards
Missing outlet cover plate under window Bedroom 1

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Garry, called in. Had jury duty and needs to rescheduled. Changed from 6/24 to 6/28 11-2 with pre-call (609)658-3269

1.1 Living Room/Living Room Present
6-14-19 No Show 9:52am upstairs unit in 4plex dogs barking inside unit no reply to knocking
MZ 6/14 Owner, Horis, called in. Needs 30 min pre-call has 2 units to get to. (510)375-0235

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and right fence
Remove old furniture from backyard

1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access

1.1 Living Room/Living Room Present
CH-8-23-19 R/S from 8-30-19 to 9-18-19 owner needs more time to finish repairs
6-14-19 No show 11:47am light brown house with red stairs at dead end street

2.10 Kitchen/Stove or Range with Oven
Right front burner inoperable
Exhaust fan missing screen and light inoperable

2.12 Kitchen/Sink
Kitchen faucet loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink needs stopper

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged

3.4 Bathroom/Security
Bathroom remove key dock from entry

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 damaged cover plate right of entry

4.4 Other Rooms/Security
Bedroom 2 needs doorknob

5.3 Secondary Rooms/Electrical Hazards
Dining room light switch cover damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater is inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge pipe needs to be copper or galvanized
1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damage mesh screens around unit
3.3 Bathroom/Electrical Hazards
Master bathroom open ground
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
2.3 Kitchen/Electrical Hazards
Kitchen GFCI not working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
4.6 Other Rooms/Celing Condition
Remove black substance from ceiling and walls right rear bedroom
2.12 Kitchen/Sink
Replace missing cold water faucet knob
1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.
1.3 Living Room/Electrical Hazards
Living room open ground on left wall
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable
4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
1.4 Living Room/Security
Secure loose hinge on front door
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
1.1 Living Room/Living Room Present
MZ 9/20 Owner, Peggy, called in. Changed from 10/14 to 11/4 11-2 with pre-call (510)233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
1.1 Living Room/Living Room Present
CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 9/23 1:26PM - spoke to owner (Yvonne) she will be out of town, rescheduled for 10/18 1-4. Pre-call: 661-369-3004
1.1 Living Room/Living Room Present
CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
2.10 Kitchen/Stove or Range with Oven
Front left burner on stove inoperable

Clean excessive grease from stove
4.4 Other Rooms/Security
Remove key lock from bedroom 1 unable to inspect
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear and side fence
8.4 General Health and Safety/Garbage and Debris
Remove trash from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet outside of bedroom has open ground
1.1 Living Room/Living Room Present
MZ 9/24 Sharlene, owner, called in. Changed from 10/11 to 10/16 1-4.

MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
1.1 Living Room/Living Room Present
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area 2nd floor
8.7 General Health and Safety/Other Interior Hazards
Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7	General Health and Safety/Other Interior Hazards
	Close opening in garage ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions
	Unable to inspect yard due to loose dog
2.10	Kitchen/Stove or Range with Oven
	Repair or remove inoperable vent fan in kitchen
2.3	Kitchen/Electrical Hazards
	Kitchen outlet next to sliding exit door has open ground
3.3	Bathroom/Electrical Hazards
	Bathroom outlet non GFCI has open ground
4.10	Other Rooms/Smoke Detectors
	Bedroom 1 missing smoke detector
4.3	Other Rooms/Elecrtical Hazards
	Bedroom 1 outlets have hot neutral reverse
6.4	Building Exterior/Condition of Exterior Surfaces
	Unit needs address on outside of building
8.10	General Health and Safety/Site and Neighborhood Conditions
	Remove old appliances from yard
1.8	Living Room/Floor Condition
	Living room floor needs transition strip leading to hall
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease from stove
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base needs to be caulked
3.12	Bathroom/Tub or Shower
	Tub drain clogged
4.4	Other Rooms/Security
	Remove key lock from bedroom 2
4.5	Other Rooms/Window Condition
	Bedroom 2 Right window broken
4.8	Other Rooms/Floor Condition
	transition strip needed at entrance of bedroom 2
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair exterior cracks in rear of unit
	Repair/Replace damaged exterior dryer vent
7.2	Heating and Plumbing/Safety of Heating Equipment
	Heater inoperable
8.7	General Health and Safety/Other Interior Hazards
	Common area smoke detector inoperable
1.1	Living Room/Living Room Present
	8-23-19 No Entry at 10:30AM
2.6	Kitchen/Ceiling Condition
	Repair crack in kitchen ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install switch cover plate in hall
4.4	Other Rooms/Security
	Remove key lock from RF bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector in hall way
5.4	Secondary Rooms/Other Potential Hazardous Features
	Remove black substance from garage ceiling
8.7	General Health and Safety/Other Interior Hazards
	Install smoke/carbon monoxide detectors on ground floor
4.7	Other Rooms/Wall Condition
	Repair large crack in hallway 1st floor
2.3	Kitchen/Electrical Hazards
	Repair outlet with open ground right of window
1.1	Living Room/Living Room Present
	CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.4	Other Rooms/Security
	Repair busted door jam and replace the striker plate
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer

3.4 Bathroom/Security
Install striker plate on door front bathroom
1.1 Living Room/Living Room Present
9-23-19 No Entry 12:30pm no tenants
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
9-23-19 No Entry at 12:40pm no tenant
8-28-19 No Entry inspector spoke with LL
1.1 Living Room/Living Room Present
8-28-19 No Entry at 2:30PM
7-29-19 No Show
CH-7-3-19 R/S from 7-15-19 to 7-29-19 owner needs more time contractor can not start until 7-15-19. Pre call 30 min prior 510-526-5240
1.7 Living Room/Wall Condition
Living room wall has discoloration
2.5 Kitchen/Window Condition
Kitchen window has discoloration
2.6 Kitchen/Ceiling Condition
Kitchen ceiling is cracked repair
2.7 Kitchen/Wall Condition
Kitchen wall has discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom unable to inspect outlets due to obstruction
6.4 Building Exterior/Condition of Exterior Surfaces
Repair mesh screen s right side of unit
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912
2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove
4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
1.5 Living Room/Window Condition
Living room window black discoloration
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access
1.1 Living Room/Living Room Present
8-16-19 No Show (tenant unaware of inspection/refusal of entry
4.6 Other Rooms/Celing Condition
Remove black organic substance (closet also)
4.4 Other Rooms/Security
Install missing striker plate
1.1 Living Room/Living Room Present
9-23-19 No Entry at 4:00pm
8-16-19 No Show

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:50AM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.12 Kitchen/Sink
Seal all holes under kitchen sink
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
1.1 Living Room/Living Room Present
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
2.10 Kitchen/Stove or Range with Oven
Repair right front inoperable burner
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Re[air inoperable range hood filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly in hall bathroom 2nd floor
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
2.4 Kitchen/Security
Replace damaged screen door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
AS 9/24 11:49AM - spoke to owner, he will be out of town, rescheduled for 10-21 11-2. Pre-call: 415-216-8048
1.1 Living Room/Living Room Present
CH-9-24-19 R/S from 10-2-19 to 10-18-19 tenant will be there on that date
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
AS 9/25 2:18PM - spoke to owner (Julio) he will be out of town, rescheduled for 10/09 9-12.
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:20AM
6-6-19 Spoke with inspector said 3150 Birmingham Dr # 2 is 3152 Birmingham Dr
1.5 Living Room/Window Condition
living room left rear window frame need to be complete
2.7 Kitchen/Wall Condition
Kitchen countertop discoloration at wall
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable
3.6 Bathroom/Ceiling Condition
Bathroom ceiling black discoloration
3.7 Bathroom/Wall Condition
Bathroom wall black discoloration
4.4 Other Rooms/Security
Bedroom 1 on left remove key lock
1.4 Living Room/Security
Front security gate damaged cutting hazard
1.1 Living Room/Living Room Present
8-19-19 No Entry 10:15
6-6-19 No Show at 9:30am
2.1 Kitchen/Kitchen Area Present
Front right burner inoperable
Hood light inoperable
1.1 Living Room/Living Room Present
AS 9/27 10:46AM - spoke to owner, repairs have not been done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:15pm
3.12 Bathroom/Tub or Shower
Tub discoloration (tenant to clean)
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Open grounds in bedroom

1.1 Living Room/Living Room Present
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed

1.1 Living Room/Living Room Present
CH-8-30-19 Owner call in said tenant forgot about inspection and will not be there so do not go to unit. Pre call 510-381-5000
AS 6/3 3:57PM - spoke to owner, will be out of town, rescheduled for 7/22 11-2.

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 right side has open grounds

1.1 Living Room/Living Room Present
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
8-30-19 No Entry at 1:30pm

1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM

1.3 Living Room/Electrical Hazards
Living room open grounds

1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint

2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet

3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit

3.13 Bathroom/Ventilation
Bathroom vent fan loose

3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop

1.1 Living Room/Living Room Present
9-4-19 No Show at 1:25pm
8-12-19 repair damaged or loose tile on kitchen floor

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease and repair range hood light

2.12 Kitchen/Sink
Repair or remove garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair or replace damaged toilet lid

4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom 2

4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 has open ground

4.4 Other Rooms/Security
Remove key lock from bedroom 3 rear

4.8 Other Rooms/Floor Condition
Repair transition strip bedroom 3

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive weeds in rear of unit

8.4 General Health and Safety/Garbage and Debris
Remove paint and wood from yard

8.4 General Health and Safety/Garbage and Debris
Remove trash from side of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable

4.4 Other Rooms/Security
Bedroom door needs entry knob

5.3 Secondary Rooms/Electrical Hazards
Laundry room missing light switch and outlet cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair back steps ,separating from building

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon Monoxide detector needed in common

1.1 Living Room/Living Room Present
Pre-call: 510-823-3613
3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet right of stove
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
9-4-19 No Show at 2:45pm
No Show 12:30pm light brown house with red stairs
1.3 Living Room/Electrical Hazards
Living room open ground above fireplace
4.10 Other Rooms/Smoke Detectors
Bedroom 3 missing smoke detector
7.5 Heating and Plumbing/Water Supply
Low water pressure throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing smoke detector on 1st & 2nd floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.3 Living Room/Electrical Hazards
No PG&E to unit
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
3.5 Bathroom/Window Condition
Repair rotted window sill bathroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318
3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 45 min prior 510-390-2318
MZ 9/30 Owner called in. Repairs wont be made in time for inspection. Has to order a window because its an old house. Changed from 10/9 to 11/18 9-12

Pre-call 45 mins prior: 510-390-2318

3.1 Bathroom/Bathroom Present
Bathroom repair inoperable window crank

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair missing damaged fence

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

3.3 Bathroom/Electrical Hazards
Bathroom GFCI inoperable

1.1 Living Room/Living Room Present
CH-7-9-19 R/S from 7-15-19 to 7-29-19 Owner states need more time repairs not done. Pre call 30 min prior 510-691-4376

1.6 Living Room/Ceiling Condition
Living room repair opening in ceiling

2.10 Kitchen/Stove or Range with Oven
Kitchen clean excessive grease from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing/inoperable

7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be straight down and 6" off ground

1.3 Living Room/Electrical Hazards
Living room inoperable outlet at entry and outside of kitchen entrance from living room

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

1.1 Living Room/Living Room Present
MZ 6/14 Owner, Fernando, called in. Needs a 30 min pre-call (510)604-9966

3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall

4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet in bathroom

1.1 Living Room/Living Room Present
8-9-19 No Show units are numbered 1-4 no B no answer from number provided

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer

1.8 Living Room/Floor Condition
Replace carpet with exposed track strip

3.8 Bathroom/Floor Condition
Install threshold between flooring types

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area
3.1 Bathroom/Bathroom Present
Repair damaged vanity
4.4 Other Rooms/Security
Remove key lock from RF bedroom door
3.8 Bathroom/Floor Condition
Install threshold between flooring types hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
AS 9/30 3:53PM - spoke to PM, Kathy, repairs will not be done, rescheduled for 11/4 1-4.
1.1 Living Room/Living Room Present
MZ 10/1 Owner, Angelina, called in. Needs a pre-call (415)336-6484

Pre-call: 415-336-6484
4.4 Other Rooms/Security
Remove keyed lockset in bedroom
4.5 Other Rooms/Window Condition
Remove furniture blocking windows egress bedroom
1.1 Living Room/Living Room Present
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1
2.1 Kitchen/Kitchen Area Present
9-30-19 No Entry at 10:55am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
9-9-19 No Entry at 11:40am
6-28-19 No Show
3.3 Bathroom/Electrical Hazards
Repair broken light switch
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
2.1 Kitchen/Kitchen Area Present
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage
2.12 Kitchen/Sink
Secure loose faucet sink
4.4 Other Rooms/Security
Remove key lock from all bedrooms
3.5 Bathroom/Window Condition
Repair broken window crank
1.5 Living Room/Window Condition
Repair window crank to function

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on steps leading upstairs
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Repair outlet with reverse polarity left of stove
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet
2.3 Kitchen/Electrical Hazards
Replace missing switch plate cover behind frig
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-1-19 R/S from 10-9-19 to 10-18-19 Owner unable to be there he is a teacher and day off is Fridays. Pre call 415-446-8839
2.10 Kitchen/Stove or Range with Oven
Clean oven fire hazard
3.3 Bathroom/Electrical Hazards
Repair outlet hot/neutral reverse
4.4 Other Rooms/Security
Install striker plate bedroom
1.1 Living Room/Living Room Present
CH-10-3-19 pre call 415-939-1829
9-30-19 No Entry at 1:05PM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
2.4 Kitchen/Security
Kitchen remove double cylinder deadbolt
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
1.1 Living Room/Living Room Present
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834

8-16-19 No Show
6-6-19 No Show
3.13 Bathroom/Ventilation
Repair inoperable ventilation in master bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from master bathroom ceiling
4.6 Other Rooms/Celing Condition
Remove black substance from hall ceiling
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Chris, called in. Changed from 10/9 to 10/21 11-2 PRE-CALL 30 MIN PRIOR (408)921-8834
7-1-19 No Show 11:30am
6-6-19 No Show at 9:30AM light brown townhouse
4.4 Other Rooms/Security
Remove key lock bedroom 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector common area level 1
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-30-19 to 10-2-19 tenant are teachers and need more time. Pre call 614-946-4679
MZ 8/21 Owner, Qin, called in. Requests inspector be there after 3PM. Owner is out of town and tenant has work.

8-5-19 No Show 2:27PM
MZ 5/17 Owner, Qin Yu, called in. Changed from 6/6 11-2 to 6/11 9-12 with pre-call (253)737-6733

Pre-call: 253-737-6733
1.1 Living Room/Living Room Present
10-2-19 No Entry 1:30pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
1.1 Living Room/Living Room Present
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
10-2-19 No Entry 10:30am
4.4 Other Rooms/Security
Remove key lock form all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity left of sink
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
1.1 Living Room/Living Room Present
AS 10/7 2:44PM - spoke to owner, he will be out of town, rescheduled for 11/18 11-2. Pre-call: 510-761-6381
1.4 Living Room/Security
Repair patio screen door (lower level)
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
AS 10/7 2:52PM - spoke to owner, he will be out of town, rescheduled for 11/27 11-2. Pre-call: 415-481-7751

9-27-19 No Entry at 12:50pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.4 Living Room/Security
Remove double deadbolt entry from front door
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM
1.4 Living Room/Security
Living room front door needs door sweep to prevent air/light from entering
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window

8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Yong Lee, called in. Needs a 30 min pre-call (510)851-0798
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom repair inoperable hot water control knob
3.8 Bathroom/Floor Condition
Bathroom replace damaged cracked floor tile
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
4.6 Other Rooms/Celing Condition
Make free of peeling paint RF bedroom
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
1.3 Living Room/Electrical Hazards
No PG&E to unit
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-9-9-19 Spoke with PM said unit is up for sale advise her to send proof. R/S from 9-16-19 to 9-27-19

10/9/19 property has been sold
1.1 Living Room/Living Room Present
10-7-19 No Entry 10:15AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
CH-8-27-19 R/S from 8-30-19 to 10-7-19 Owner said tenant moved out and destroyed the house have to get contractor to do the repairs. Pre call 925-586-3751
8-2-19 No Show 10:04AM
Pre-call Lisa 925-896-3751
7/17/19 owner out of town, R/S from 7/22 to 8/2

8.1 General Health and Safety/Access to Unit
The front door needs repair or replacement. It does not close securely.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable left front burner

3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover

1.1 Living Room/Living Room Present
9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.

4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors

3.12 Bathroom/Tub or Shower
Bathroom re-glaze tub surface cut hazard

2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles

7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard

4.3 Other Rooms/Elecrtical Hazards
Replace switch plate cover in garage

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:40AM
7-26-19 No Show
6/17/19 no show

1.1 Living Room/Living Room Present
CH-8-6-19 Pre call 1 HR prior 415-867-8836 or 415-867-8909
7-22-19 No Show

6.1 Building Exterior/Condition of Foundation
Exterior seal foundation vent cover rear

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show

3.12 Bathroom/Tub or Shower
Bathroom replace tub backflow diverter cover

4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms

1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.4 Living Room/Security
Living room closet door loose/off hinges

1.5 Living Room/Window Condition
Living room window discoloration

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease from stove and range hood and replace missing knobs on range hood

2.3 Kitchen/Electrical Hazards
Kitchen outlets have open grounds and hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 left outlets have open grounds

4.4 Other Rooms/Security
Bedroom 2 remove keyed lock from door

4.5	Other Rooms/Window Condition
	Bedroom 2 right window discoloration
6.4	Building Exterior/Condition of Exterior Surfaces
	Exterior vent cap needed for dryer
	Repair damage mesh screens on exterior of unit
7.4	Heating and Plumbing/Water Heater
	Water heater needs pilot cover
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture from yard
	Remove trash and tires from carport
4.4	Other Rooms/Security
	Bedroom 2 remove key lock from door
7.4	Heating and Plumbing/Water Heater
	Water heater missing pilot cover
1.1	Living Room/Living Room Present
	CH-8-2-19 R/S from 8-5-19 to 8-16-19 Owner states repair not done. Pre call 30 min prior 510-712-3493
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Bathroom sink needs stopper
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair mesh screens right side of unit
8.4	General Health and Safety/Garbage and Debris
	Remove old furniture, appliance, trash from unit
4.8	Other Rooms/Floor Condition
	Replace missing flooring and exposed track strip
4.4	Other Rooms/Security
	Bedroom install missing door knob right front
4.7	Other Rooms/Wall Condition
	Bedroom repair large hole in wall right rear
4.5	Other Rooms/Window Condition
	Bedroom right rear inoperable window lock
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bathroom repair leaking toilet
3.5	Bathroom/Window Condition
	Bathroom repair window to open and close as design
	Repair window lock
3.8	Bathroom/Floor Condition
	Bathroom repair cracked floor tiles
5.2	Secondary Rooms/Security
	Garage replace missing door knob
	Repair door to shut and latch
8.10	General Health and Safety/Site and Neighborhood Conditions
	Repair damaged leaning fence
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
2.12	Kitchen/Sink
	Kitchen repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet left of stove
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged/cracked counter tops
2.8	Kitchen/Floor Condition
	Kitchen secure flooring at seems
6.1	Building Exterior/Condition of Foundation
	Repair uneven pavement in walkway/driveway trip hazard
1.1	Living Room/Living Room Present
	CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
	8-23-19 No Entry 3:15PM
2.6	Kitchen/Ceiling Condition
	Kitchen remove chipping peeling paint ceiling above stove
1.1	Living Room/Living Room Present
	CH-7-31-19 Pre call 30 min prior 510-236-8366
	6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
	MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
	7/15/19 - reschedule, inspector did not go

2.3 Kitchen/Electrical Hazards
Kitchen outlet right of refrigerator has open ground
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Water heater discharge line needs to be cooper or galvanized steel
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
MZ 10/11 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268

MZ 8/20 Owner, Martin, needs a pre-text Doesnt have good phone reception to call. 30 min prior (415)706-5268
5.2 Secondary Rooms/Security
Laundry room door remove double cylinder deadbolt
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for garage steps
1.1 Living Room/Living Room Present
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
2.3 Kitchen/Electrical Hazards
Kitchen correct reversed polarity right of sink
4.4 Other Rooms/Security
Remove damaged screen door hall entrance
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:50AM
7-26-19 No Show unable to enter unit as only person present was a minor
No Show 1:23pm white house with blue trim Tenant present stated she was unaware of inspection and not ready
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair damaged cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom repair clogged toilet
4.3 Other Rooms/Elecrtical Hazards
Bedroom right rear outlet cover replace

4.4 Other Rooms/Security
Bedroom repair inoperable lock on door 1st floor
4.5 Other Rooms/Window Condition
Bedroom window must open & hold open 1st floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room repair large hole in wall
7.4 Heating and Plumbing/Water Heater
Water Heater install TRP discharge line
1.1 Living Room/Living Room Present
10-11-19 No Entry 10 :45AM (Vacant)
8-19-19 No Entry (vacant)
6-4-19 No Show
1.5 Living Room/Window Condition
Replace damaged screen in living room windows
1.8 Living Room/Floor Condition
Replace damaged/torn carpet in livingroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable left rear burner
2.12 Kitchen/Sink
Repair leaking faucet knob
2.4 Kitchen/Security
Remove double cylinder lock from door in kitchen
3.6 Bathroom/Ceiling Condition
Remove black substance off bathroom ceiling and make free of peeling paint
3.8 Bathroom/Floor Condition
Replace damaged floor tiles in bathroom
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom wall
1.1 Living Room/Living Room Present
10-11-19 No Entry
6-4-19 No Show
1.6 Living Room/Ceiling Condition
Repair all cracks in living room ceiling
2.6 Kitchen/Ceiling Condition
Repair all cracks in kitchen ceiling
4.5 Other Rooms/Window Condition
Replace rotted window sill in bedroom
7.6 Heating and Plumbing/Plumbing
Correct low hot water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector
1.1 Living Room/Living Room Present
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Remove broken glass from exit door (basement) repair/replace
1.1 Living Room/Living Room Present
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
8-14-19 No Show minor present no adult for inspection
2.12 Kitchen/Sink
Kitchen repair leak under sink
3.12 Bathroom/Tub or Shower
Install tub backflow diverter (hall)bathroom

4.8 Other Rooms/Floor Condition
Bedroom center right repair torn carpet at entrance
4.6 Other Rooms/Celing Condition
Repair peeling paint from laundry room ceiling
1.1 Living Room/Living Room Present
10-11-19 No Entry 2:50PM
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-24-19 No Show at 9:45AM grey house with white trim dog barking inside unit
1.3 Living Room/Electrical Hazards
Living room has open ground right wall from entry
1.6 Living Room/Ceiling Condition
Living room ceiling discoloration
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds
3.7 Bathroom/Wall Condition
Bathroom wall has discoloration
3.8 Bathroom/Floor Condition
Bathroom floor is damaged with large hole
4.10 Other Rooms/Smoke Detectors
Bedroom 2 smoke detector inoperable
4.6 Other Rooms/Celing Condition
Bedroom ! ceiling discoloration
4.8 Other Rooms/Floor Condition
Bedroom 2 floor needs transition strip
4.7 Other Rooms/Wall Condition
Bedroom 2 wall have discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in unit
8.4 General Health and Safety/Garbage and Debris
Clean trash from side and rear of unit
8.9 General Health and Safety/Interior Air Quality
Interior air quality poor in rear of unit
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
2.12 Kitchen/Sink
Kitchen sink is leaking
2.3 Kitchen/Electrical Hazards
Kitchen outlets have hot/neutral reverse
2.4 Kitchen/Security
Kitchen exit door sticking needs to be able to open and close freely
3.3 Bathroom/Electrical Hazards
Bathroom outlet is loose and has hot/neutral reverse
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.4 Other Rooms/Security
Bedroom 3 remove key lock
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 center outlets have open grounds
4.5 Other Rooms/Window Condition
Bedroom 2 center has window discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
1.5 Living Room/Window Condition
Living room window broken
3.12 Bathroom/Tub or Shower
Bathroom 1 tub to be caulked

3.6 Bathroom/Ceiling Condition
Bathroom 1 ceiling discoloration
4.6 Other Rooms/Celing Condition
Bedroom 2 on the right has ceiling discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding rear of unit underneath window
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
1.1 Living Room/Living Room Present
CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bathroom secure loose faucet
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-9-26-19 R/S from 9-30-19 to 10-16-19 owner is putting the house for sale will send proof

10/15/19 proof of MLS listing received, inspection cancelled
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair stove burner right front
4.5 Other Rooms/Window Condition
Install quick release for window bars
1.1 Living Room/Living Room Present
CH-10-15-19 Pre call 30 min 415-432-0093
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners Right front and right rear
3.13 Bathroom/Ventilation
Install ventilation cover
3.7 Bathroom/Wall Condition
Make free of peeling paint wall of hall shower

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable fixture/fan
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Remove black substance from window left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches treat
1.1 Living Room/Living Room Present
MZ 8/29 Owner, Helen, called in. Needs a pre-call she is disabled and cant sit at the unit to wait. Call 1 HOUR PRIOR (510)301-6815
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet hall
1.1 Living Room/Living Room Present
10/15 Call 1hr prior 510-418-3999. Owner lives in Piedmont and needs time to get there. Per Jennifer fees are waived from 9/20/2019 no show.

CH-10-14-19 R/S from 10-18-19 to 11-1-19 spoke with owner said spoke with Ariel on 10-7-19 to r/s it did not get done So I did it today. Pre call owner 1 HR prior 510-418-3999
9-20-19 No Entry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tighten toilet base bathroom 1 1st level
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed Level 1
8.7 General Health and Safety/Other Interior Hazards
Unblock garage exit door (fire exit)

Smoke detector needed in garage with appliances
1.1 Living Room/Living Room Present
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
MZ 10/15 Owner and tenant called in. Needs to reschedule due to fire. Tenant has respiratory problems and owner lives to far to be there. Changed from 10/16 to 11/13 9-12

CH-10-8-19 R/S from 10-9-19 to 10-16-19 owner needs to finish the repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knob (cold)
4.5 Other Rooms/Window Condition
Tenant is to remove belonging blocking egress all windows and doors all bedrooms
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
1.1 Living Room/Living Room Present
CH-10-16- Pre call 30 min prior 19 510-691-4163 gate area
10-2-19 No Entry 11:20am
1.1 Living Room/Living Room Present
Pre-call 1 HOUR PRIOR: 707-474-7161

1.1 Living Room/Living Room Present
MZ 10/16 PM, Diana, called in. Called tenant for access. Lives in gated community. (323)875-8035 Orkhan

9-30-19 No Entry at 1:00AM
9-9-19 No Entry at 11:35am
1.1 Living Room/Living Room Present
8-9-19 No Show corner house yellow with white trim
1.1 Living Room/Living Room Present
MZ 8/22 PM, Giseile, called in. Scheduled for 8/23 11-2 with pre-call (415)632-2873
3.12 Bathroom/Tub or Shower
Bathroom correct low water pressure sink and tub
2.12 Kitchen/Sink
Kitchen repair leaking faucet stem
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.4 Other Rooms/Security
Basement install quick release for bar on window
4.8 Other Rooms/Floor Condition
Repair torn carpet 2nd floor bedroom right rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Living room repair damaged step leading to basement
1.1 Living Room/Living Room Present
AS 7/30 11:24AM - owner called in, will be out of town, rescheduled for 8/28 1-4. 510-299-3880
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
2.12 Kitchen/Sink
Kitchen seal all holes and gaps under and around sink
4.7 Other Rooms/Wall Condition
Bedroom left rear seal holes at baseboard
Seal holes in closet at baseboard
5.4 Secondary Rooms/Other Potential Hazardous Features
Cap off missing knockout breaker in hall
8.3 General Health and Safety/Evidence of Infestation
Unit is infested with rats treat
2.10 Kitchen/Stove or Range with Oven
No stove presant
4.5 Other Rooms/Window Condition
Bedroom repair inoperable window lock left front
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway repair outlet with open ground
1.1 Living Room/Living Room Present
MZ 7/23 Kathy called needs a pre-call 30 minutes prior at 510-221-1942 ask for Abel.

6-21-19 No Entry
5/30 Owner called in to R/S from 6/7 to 6/17. Requested a pre-call 30 minutes prior at 510-221-1942 ask for Abel.
4.5 Other Rooms/Window Condition
Bedroom 2 left window discoloratuion
8.4 General Health and Safety/Garbage and Debris
Remove trash and furniture from yard
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM
3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM
3.6 Bathroom/Ceiling Condition
Bathroom remove black substance from ceiling
4.4 Other Rooms/Security
Repair damaged door laundry room
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
MZ 10/16 Owner called in. Changed from 11/20 to 11/25 11-2

9/24 Owner called and 10/4/19 doesnt work for her. She needs inspection on a Monday. Moved from 10/4/19 to 10/7/19 11am-2pm. Owner confirmed.
4.4 Other Rooms/Security
Bedrooms remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-17-19 Pre call owner 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
1.1 Living Room/Living Room Present
MZ 10/17 Owner, Lloyd, called in. Changed from 10/28 to 11/13 1-4 with pre-call (510)374-8653
1.1 Living Room/Living Room Present
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM
1.1 Living Room/Living Room Present
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
4.4 Other Rooms/Security
Remove all 4 bedroom keyed locksets from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars all 3 bedrooms
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10-11-19 to 10-16-19 Tenant will be out of town. Pre call 30 min prior 510-213-2687
8-14-19 No Show beige house with white and green trim 1:35pm
4.3 Other Rooms/Elecrtical Hazards
Secure switch plate to wall right front bedroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide on 1st & 2nd floor
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation 1st floor hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector and carbon monoxide hall
3.5 Bathroom/Window Condition
Remove black substance from bathroom window
4.4 Other Rooms/Security
Replace missing lock on screen door laundry room
4.8 Other Rooms/Floor Condition
Replace damaged/ torn carpet rear storage building
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable smoke detector rear storage building
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged / torn carpet in hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom re caulk around sink
3.12 Bathroom/Tub or Shower
Bathroom repair leak around shower head

3.5 Bathroom/Window Condition
Bathroom remove black substance from windows
4.5 Other Rooms/Window Condition
Bedroom remove black substance from window
1.1 Living Room/Living Room Present
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
CH-8-2-19 R/S from 8-14-19 to 8-28-19 owner will be out of town. Pre call 30 min prior 510-232-4306
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/replace torn carpet in hall
3.6 Bathroom/Ceiling Condition
Remove black substance bathroom ceiling
7.2 Heating and Plumbing/Safety of Heating Equipment
Install missing thermostat cove in living room
1.1 Living Room/Living Room Present
MZ 7/29 Sharlene, owner, called in. Changed from 8/14 to 8/19 11-2
4.6 Other Rooms/Celing Condition
Seal hole for attic crawl space
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut grass exterior
2.10 Kitchen/Stove or Range with Oven
Kitchen clean stove excessive grease build up
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
3.4 Bathroom/Security
Remove key lock from bedroom door
2.5 Kitchen/Window Condition
Kitchen window discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
1.1 Living Room/Living Room Present
MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
1.1 Living Room/Living Room Present
CH-10-21-19 Pre call 30 min prior 510-233-2072
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-28-19 to 11-20-19 owner not avail. only on Wednesdays and wanted it in November. Pre call 30 min prior 510-654-7417
1.1 Living Room/Living Room Present
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826

3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
AS 10/21 1:40PM - spoke to owner, he is in court, rescheduled for 12/2 1-4.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.1 Living Room/Living Room Present
AS 10/21 2:26PM - spoke to owner, he will be out of town, rescheduled for 11/25 1-4. Pre-call: 510-868-0921
1.1 Living Room/Living Room Present
AS 10/21 3:53PM - spoke to owner, he will be out of town, rescheduled for 11/25 11-2. Pre-call: 510-685-7620
2.10 Kitchen/Stove or Range with Oven
Kitchen install range hood filter cover
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
10-18-19 No Entry 10:30am Red Tag vacant
9-18-19 No Entry at 2:15PM
8-9-19-No Show home under major renovation looks to be empty based on repairs. No answer from owner as number is for property mgmt. office
6-14-19 No Show unit boarded up no access
1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town
4.4 Other Rooms/Security
Remove all keyed locks from bedroom doors
2.4 Kitchen/Security
Kitchen repair defective light switch
1.1 Living Room/Living Room Present
CH 8-9-19 R/S from 8-21-19 to 9-9-19. pre call 30 min prior 415-438-0160. Owner is out of town
4.5 Other Rooms/Window Condition
Install window lock left rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged/leaning fence
4.4 Other Rooms/Security
Remove key look from bedroom door
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling and walls
4.4 Other Rooms/Security
Remove all key lock from all bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair rotted window sill dining room
1.1 Living Room/Living Room Present
9-18-19 No Entry at 2:05PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair rail dry rot with nails exposed
1.1 Living Room/Living Room Present
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
Pre-call ONE HOUR PRIOR: 510-917-1297

CH-8-15-19 R/S from 8-26-19 to 9-13-19 Owner states because tenant just had a baby to day
1.1 Living Room/Living Room Present
CH-10-22-19 R/S from 10-30-19 to 11-6-19 Owner is out of town. Pre call 510-290-9449
1.1 Living Room/Living Room Present
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
4.4 Other Rooms/Security
Remove keyed lock set in all bedroom doors
7.4 Heating and Plumbing/Water Heater
Water heater TPR line needs to be copper or steel
6.4 Building Exterior/Condition of Exterior Surfaces
Seal gaps around crawl space
4.5 Other Rooms/Window Condition
Repair window to hard to open in left rear bedroom
Install quick release bar left rear bedroom
8.3 General Health and Safety/Evidence of Infestation
Complete remodel in kitchen due to termites damage
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
1.1 Living Room/Living Room Present
Living room repair water damaged areas
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
3.4 Bathroom/Security
Replace missing door knob
1.1 Living Room/Living Room Present
MZ 7/31 Owner called in. Needs to reschedule. Changed from 8/16 to 8/30 11-2
1.1 Living Room/Living Room Present
AS 10/25 9:18AM - spoke to owner, repairs are not done/need extra time to get windows, rescheduled for 11/20 9-12. Pre-call: 510-224-0881
1.5 Living Room/Window Condition
Repair window crank to function
2.12 Kitchen/Sink
Secure loose faucet sink
3.5 Bathroom/Window Condition
Repair broken window crank
4.4 Other Rooms/Security
Remove key lock from all bedrooms
4.4 Other Rooms/Security
Remove ked lock from right rear bedroom door
4.5 Other Rooms/Window Condition
Repair inoperable window lock right front bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted area of soffit front left side
1.1 Living Room/Living Room Present
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
3.3 Bathroom/Electrical Hazards
Repair outlet with open ground
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
2.4 Kitchen/Security
Repair damaged door seal
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Repair cracked window pane right rear bedroom 2nd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet master bathroom sink
Repair leak under sink

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotted baseboard around bathroom
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged/missing cabinet door/drawer sink
re caulk around sink
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in common area

1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
4.7 Other Rooms/Wall Condition
Repair damaged cracked wall left front bedroom
4.8 Other Rooms/Floor Condition
Repair damaged cracked tiles left front
8.3 General Health and Safety/Evidence of Infestation
Infestation of roaches
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
9-11-19 No Entry at 4:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Kitchen outlet above the stove is open ground
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.7 Bathroom/Wall Condition
Repair hole in wall at baseboard left on sink
4.4 Other Rooms/Security
Remove key lock right rear bedroom door
1.1 Living Room/Living Room Present
MZ 10/28 Owner, Herbert, called in. Changed from 10/30 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Pia, called in. Changed from 11/8 to 11/15 9-12. No one will be there on 11/8. No pre-call needed
1.1 Living Room/Living Room Present
10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
1.1 Living Room/Living Room Present
MZ 10/30 Owner needs a pre-call 30 min prior (510)338-2978

CH-9-23-19 Owner would like a pre call 30 min prior 510-338-2978
9-9-19 No Entry at 11:48am
1.5 Living Room/Window Condition
Repair inoperable window lock in living room
4.5 Other Rooms/Window Condition
Repair window lock in dining room
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
1.8 Living Room/Floor Condition
Replace carpet with exposed track strip
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
3.3 Bathroom/Electrical Hazards
Secure GFCI outlet to wall
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
MZ 10/31 Owner, Afshin, called in. Is working with PG&E with power outages. Tenant can only be there any time after 10:30 due to outages. (925)997-5935. Call for any problems.

MZ 9/19 Owner, Afshin, called in. Pre-call 30 min prior(925)997-5935
2.3 Kitchen/Electrical Hazards
Repair outlet with open ground right of window
1.1 Living Room/Living Room Present
9-25-19 No Entry 1:50pm
8-30-19 No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Living room ceiling peeling paint
2.3 Kitchen/Electrical Hazards
Kitchen open ground outlet under cabinet
3.12 Bathroom/Tub or Shower
Bathroom shower to be caulked as there is a large exposed area between tile and shower unit
3.13 Bathroom/Ventilation
Bathroom vent fan loose
3.5 Bathroom/Window Condition
bathroom window needs to stay open without a prop
1.1 Living Room/Living Room Present
10-21-19 No Entry 10:45AM
9-30-19 No Entry at 10:20AM
9-6-19 No Entry at 12:15am
1.8 Living Room/Floor Condition
Carpet torn by closet door
4.8 Other Rooms/Floor Condition
Exposed nails ripped carpet bedroom 1

4.4 Other Rooms/Security
Remove keyed lock set from right center bedroom door
1.1 Living Room/Living Room Present
10-21-19 No Entry 11:10AM
MZ 7/29 Steve, owner, called in. Changed from 8/23 to 8/16 9-12. Pre-call (510)221-7883
4.4 Other Rooms/Security
Bedroom 1 remove key lock from door
4.8 Other Rooms/Floor Condition
Bedroom 1 Transition strip needed at entrance
1.1 Living Room/Living Room Present
10-21-19 No Entry 12:45AM
9-16-19 No Entry 1:54PM
7-26-19 No Show
6-17-19 No Show @ 2:18PM green house with green trim/ Bob Marley poster on the door, owner not aware of inspection
1.1 Living Room/Living Room Present
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm
1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in bedroom
7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit
8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling
1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior 510-233-9063
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
1.1 Living Room/Living Room Present
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:00AM
6-3-19 Pre call 30 min prior 415-272-4912
2.5 Kitchen/Window Condition
Kitchen window black discoloration
4.3 Other Rooms/Elecrtical Hazards
Bedroom 1 open ground under window
4.5 Other Rooms/Window Condition
Bedroom window 1 & 2 black discoloration
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide not working
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 2:20pm
9-23-19 No Entry at 1:30pm
8-19-19 No Entry 11:02AM
6-3-19 Pre call 30 min prior 415-272-4912

2.3 Kitchen/Electrical Hazards
Kitchen outlet open ground behind stove

4.3 Other Rooms/Elecrtical Hazards
open ground by bedroom 2 entrance from living room left entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperapble

7.4 Heating and Plumbing/Water Heater
Unable to inspect tenant doesnt have access

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:15pm
9-16-19 No Entry at 1:05PM

1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:45pm

2.12 Kitchen/Sink
Repair inoperable garage disposal

1.6 Living Room/Ceiling Condition
Repair large hole in ceiling

1.1 Living Room/Living Room Present
9-30-19 No Entry at 11:05am

2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

1.1 Living Room/Living Room Present
9-18-19 No Entry at 1:55PM

1.1 Living Room/Living Room Present
MZ 11/1 Owner, Carolyn, called in. Changed from 11/8 to 11/13 1-4 with 30 min pre-call (510)374-0662

1.1 Living Room/Living Room Present
10-28-19 No Entry

1.1 Living Room/Living Room Present
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
10/28/19 No Entry
10-4-19 No Entry Power is off

1.1 Living Room/Living Room Present
10-28-19 Inspector states this unit is 404 44th ST
10-9-19 No Entry at 11:53AM
7-22-19 No Show refusal entry tenant not aware of inspection and didnt allow entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair/Replace smoke detector in common area

1.1 Living Room/Living Room Present
10-28-19 No Entry
10-2-19 No Entry 1:30pm

3.3 Bathroom/Electrical Hazards
Bathrooms 2nd floor GFCI outlets inoperable replace

5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet

1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.4 Living Room/Security
Front door striker plate needs adjusting

Weather striping need on front door
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
4.3 Other Rooms/Elecrtical Hazards
Bedroom repair outlets with open ground all bedrooms
1.1 Living Room/Living Room Present
10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
2.10 Kitchen/Stove or Range with Oven
Repair stove burners to self iginte
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
2.12 Kitchen/Sink
Repair loose p-trap under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in common area
1.1 Living Room/Living Room Present
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
10-4-19 No Entry 1:50pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
4.4 Other Rooms/Security
Center rear bedroom - handle loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
2.12 Kitchen/Sink
Repair leaking p-trap under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged vent screen
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
4.4 Other Rooms/Security
Remove key lock from bedroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
3.4 Bathroom/Security
Remove key lock from bathroom door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Repair patio screen door off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
4.5 Other Rooms/Window Condition
Remove black substance in window 2nd floor left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall replace missing closet door knob 2nd floor
1.1 Living Room/Living Room Present
CH-9-9-19 pre call 30 min prior 510-221-1942
2.13 Kitchen/Space for Storage, Prep and Serving
Damaged right rear cabinet drawer

1.1 Living Room/Living Room Present
CH-9-9-19 Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
Pre-call: 510-243-8756 or 925-323-4570
3.5 Bathroom/Window Condition
Remove peeling paint from window in bathroom
3.6 Bathroom/Ceiling Condition
Remove/ repaint peeling paint from ceiling
1.1 Living Room/Living Room Present
8-28-19 No Entry at 11:28AM
3.12 Bathroom/Tub or Shower
Repair leaking shower head master bathroom 2nd floor
1.1 Living Room/Living Room Present
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.4 Bathroom/Security
Install striker plate on door front bathroom
4.4 Other Rooms/Security
Repair busted door jam and replace the striker plate
1.1 Living Room/Living Room Present
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.12 Bathroom/Tub or Shower
Replace missing backflow diverter
4.4 Other Rooms/Security
Remove keyed lock set from left front bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
Repair large crack in front stairs
5.3 Secondary Rooms/Electrical Hazards
Repair outlet with open ground dining room
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent screens
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove all excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-10-3-19 R/S from 10-11-19 to 11-1-19 Owner will be out of town. Pre call 30 min prior 510-758-5085
1.1 Living Room/Living Room Present
MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678

1.1 Living Room/Living Room Present
MZ 11/5 Owner, Steven, called in. Changed from 11/6 to 11/22 1-4. No one will be there for inspection.

CH-9-17-19 R/S from 9-25-19 to 9-23-19 owner say tenants have Monday & Friday off. Pre call 30 min prior 415-956-6619

2.12 Kitchen/Sink
Repair inoperable dishwasher

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589

3.12 Bathroom/Tub or Shower
Replace missing bathtub faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet

3.3 Bathroom/Electrical Hazards
Repair broken light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaking garage

1.1 Living Room/Living Room Present
11-4-19 No Entry 11:45am

1.1 Living Room/Living Room Present
8-23-19 No Entry at 10:30AM

4.10 Other Rooms/Smoke Detectors
Remove inoperable smoke detector in all bedrooms

4.4 Other Rooms/Security
Remove key lock from RF bedroom

4.7 Other Rooms/Wall Condition
Repair large crack in hallway 1st floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove black substance from garage ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install switch cover plate in hall

8.7 General Health and Safety/Other Interior Hazards
Install smoke/carbon monoxide detectors on ground floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove hood fan

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in both bedrooms

4.4 Other Rooms/Security
Remove key lock from RR bedroom door

4.6 Other Rooms/Celing Condition
Remove black substance from bedroom ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 9/12 Owner, Philip, called in. Changed from 9/13 to 9/23 11-2 OWNER GETS NO MORE RESCHEDULES

MZ 9/11 Owner, Philip, called in needs a pre-call 30 min prior (510)725-0515

7-26-19 No Show
6-14-19 No Show 11:34am light gray house with white trim beware of dog sign in front window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

4.4 Other Rooms/Security
Remove key lock from RF bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area

1.1 Living Room/Living Room Present
8-23-19 No Entry 2:30PM
CH-8-23-19 Property Mgr gave permission to schedule inspection with tenant when she calls in. Pre call 30 min prior 415-810-3124

4.4 Other Rooms/Security
Remove key lock from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence in backyard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
2.12 Kitchen/Sink
Repair dishwasher to drain properly
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler in range
5.2 Secondary Rooms/Security
Repair garage door to open & close
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.4 Living Room/Security
Remove double deadbolt cylinder from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
3.8 Bathroom/Floor Condition
Repair cracked floor tiles hall bathroom
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
4.6 Other Rooms/Celing Condition
Remove black substance from RR geiling
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
2.10 Kitchen/Stove or Range with Oven
Kitchen repair inoperable stove burners left front and right front
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
11-6-19 No Entry 10:25am
1.1 Living Room/Living Room Present
MZ 9/20 Pre-call 30 min prior (510)213-2687 PM Charlie

8-30-19 No Entry at 1:15
7-22-19 No Show
3.12 Bathroom/Tub or Shower
Re-glaze tub surface cut hazard

3.3 Bathroom/Electrical Hazards
Re[air/replace GFCI outlet in bathroom inoperable
3.7 Bathroom/Wall Condition
Repair water damage wall in bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
1.1 Living Room/Living Room Present
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
3.8 Bathroom/Floor Condition
Repair damaged threshold (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.4 Living Room/Security
Repair defective door lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
4.4 Other Rooms/Security
Remove key locks from all bedroom doors (tenant)
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard

1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
3.7 Bathroom/Wall Condition
Repair water damaged to wall rear bath shower
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
3.7 Bathroom/Wall Condition
Remove black substance from wall and ceiling
4.5 Other Rooms/Window Condition
Remove black substance from RR bedroom window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn/damaged carpet in hall
1.1 Living Room/Living Room Present
MZ 11/8 Owner, Kaymann, called in. Changed from 12/2 to 12/6 1-4. Owner requests the inspector be there after 2:30

MZ 9/19 Owner, Kaymann, called in. This time doesnt work for the tenant. Changed from 10/2 to 10/11 1-4. Will call back if anything needs to be changed
3.6 Bathroom/Ceiling Condition
Remove black substance for ceiling and wall
3.7 Bathroom/Wall Condition
Bathroom make free of peeling /chipping paint of walls and ceiling
4.4 Other Rooms/Security
Bedroom left front remove key lock
4.5 Other Rooms/Window Condition
Bedroom left rear install window lock
4.10 Other Rooms/Smoke Detectors
Basement install smoke detector
1.1 Living Room/Living Room Present
CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 11/11 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366.
1.1 Living Room/Living Room Present
MZ 11/12 Owner called in. Changed from 11/18 to 11/25 1-4. No one will be available for the inspection.
1.7 Living Room/Wall Condition
Repair water damage area under window
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
1.1 Living Room/Living Room Present
11/11/19 owner reports all units are vacant and no longer on the rental market. Inspection cancelled
1.1 Living Room/Living Room Present
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4
1.1 Living Room/Living Room Present
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

1.1 Living Room/Living Room Present
CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
11-8-19 No Entry
1.1 Living Room/Living Room Present
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm
1.1 Living Room/Living Room Present
11-8-19 No Entry at 11:15am
1.1 Living Room/Living Room Present
11-8-19 No Entry at 3:20pm
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
1.3 Living Room/Electrical Hazards
Repair inoperable outlet under living room window
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms

4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
3.5 Bathroom/Window Condition
Repair master bedroom window crank
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Debra, called in. Needs a pre-call 30 min prior T number (510)847-8853

CH-10-21-19 Pre call 30 min prior 510-233-2072
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.5 Other Rooms/Window Condition
Repair window lock left front bedroom
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-11-14-19 Pre call 30 min prior 415-913-8416
10-11-19 No Entry 10:25AM
CH-8-20-19 Pre call owner 30 min prior 510-207-3918
2.3 Kitchen/Electrical Hazards
Kitchen correct outlet with reversed polarity
1.1 Living Room/Living Room Present
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 11-25-19 to 12-30-19 owner will be out of town til 12-29-19. Pre call 30 min prior 510-717-3425
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 12-9-19 to 11-25-19 owner would like a sooner date. Pre call 415-218-3062. owner said repairs are done
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass in side yard
1.1 Living Room/Living Room Present
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/22/19 to 12/6/19 Owner will be out of town. Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
1.1 Living Room/Living Room Present
CH-11-18-19 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-30-19 R/S from 11/4/19 to 11/13/19 Repair not done
8-9-19 No Show units are numbered 1-4 no B no answer from number provided
2.13 Kitchen/Space for Storage, Prep and Serving
Replace cabinet drawer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
3.8 Bathroom/Floor Condition
Install threshold between flooring types
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
3.7 Bathroom/Wall Condition
Bathroom repair and seal all holes in wall
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector in kitchen
4.4 Other Rooms/Security
Bedroom right rear remove keyed lock from door knob
4.5 Other Rooms/Window Condition
Replace/remove torn window screen right rear bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
Install proper address sign
1.1 Living Room/Living Room Present
CH-11-1-19 R/S from 11-4-19 11-13 repair not done
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275

4.10 Other Rooms/Smoke Detectors
Repair/replace inoperable smoke detector in bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Install proper address sign and unit number
1.1 Living Room/Living Room Present
11-13-19 No Entry 12:09pm
9-25-19 No Entry at 10:30am
8-26-19 Tenant refused 1:55PM
7-26-19 No Show refusal of entry as tenant was unaware of inspection Unable to get in contact with property management to verify inspection
6-17-19 No Show tenant unaware of inspection no answer at # listed
1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
1.1 Living Room/Living Room Present
CH-10-7-19 R/S from 10/14/19 to 11/4/19 Owner said contractor just started the repairs and will take about 3 week for all 3 properties. Pre call 1 HR prior 510-788-0275
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Remove double cylinder deadbolt from garage door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
MZ 10/30 Laura called in. Changed from 11/1 to 11/15. Waiting for fire department to inspect first

MZ 9/19 PM, Laura, called in. Needs a 30 min pre-call (510)907-0022
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover RR bedroom
4.4 Other Rooms/Security
Remove key lock from LR bedroom door (unable to inspect)
1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am
4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door
1.1 Living Room/Living Room Present
11-15-19 No Entry 10:40AM
10-11-19 No Entry 11:05AM
2.5 Kitchen/Window Condition
Kitchen window discoloration
4.5 Other Rooms/Window Condition
Bedroom window discoloration
5.3 Secondary Rooms/Electrical Hazards
Rear living quarters backyard open ground by the bed & outside of door

1.1 Living Room/Living Room Present
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am

1.3 Living Room/Electrical Hazards
Repair inoperable light switch

4.4 Other Rooms/Security
Replace missing door knobs garaage

8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat

1.1 Living Room/Living Room Present
CH-10-24-19 Pre call owner 415-438-0160
10-18-19 No Entry 10:10am
CH-8-9-19 R/S from 8-21-19 to 9-9-19 pre call 30 min prior 415-438-0160- Owner out of town

1.1 Living Room/Living Room Present
10-21-19 No Entry at 1:25pm
9-20-19 No Entry at 1:40pm

7.4 Heating and Plumbing/Water Heater
Water heater needs discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector needed in common area
Carbon monoxide detector needed in nuit

8.7 General Health and Safety/Other Interior Hazards
Close opening in garage ceiling

1.1 Living Room/Living Room Present
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19

1.1 Living Room/Living Room Present
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:20PM

3.12 Bathroom/Tub or Shower
Master bathroom re caulk around tub/shower

1.1 Living Room/Living Room Present
10-14-19 No Entry 1:05PM

1.1 Living Room/Living Room Present
11-15-19 No Entry 1:20PM (Red tag by city)
10-21-19 No Entry At 12:50PM
9-25-19 No Entry 11:47am Red tag by City
8-26-19 No Entry 3:30pm

1.1 Living Room/Living Room Present
10-21-19 No Entry 1:40pm
9-30-19 No Entry at 11:40am

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091

2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light

2.8 Kitchen/Floor Condition
Kitchen repair/replace damaged floor tiles

4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
3.12 Bathroom/Tub or Shower
Replace shower diverter
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in and changed from 12/9 to 1/6/2020. Unit is not ready.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose railing front steps
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM
2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
2.8 Kitchen/Floor Condition
Kitchen repair cracked floor tiles
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-7-31-19 Pre call 30 min prior 510-236-8366
6-10-19 R/S due to inspector not stating no route from 6-7-19 to 7-15-19
MZ 6/5 PM, Silvana, called in. Needs pre-call (510)236-8366
7/15/19 - reschedule, inspector did not go
1.1 Living Room/Living Room Present
CH-10-8-19 R/S from 10-9-19 to 11-18-19. Owner said tenant moved out and he is re0doing the carpet and other repairs for the next renter. Pre call 415-225-7191
MZ 7/25 Owner, Robert, called in. Out of town at time of inspection. Changed from 8/9 to 8/16 11-2. Pre-call 30 min. prior (415)225-7191
1.8 Living Room/Floor Condition
Transition strip needed in living room as floor can create tripping hazard
1.1 Living Room/Living Room Present
CH-10-8-19 R/D from 10-11-19 to 11-18-19 repairs are not done
CH-8-6-19 R/S from 8-14-19 to 8-12-19 owner said tenant can only be there in the PM

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator seal
2.6 Kitchen/Ceiling Condition
Repair ceiling in kitchen as they are in unfinished state
2.7 Kitchen/Wall Condition
Repair wall in kitchen as they are in unfinished state
2.8 Kitchen/Floor Condition
Repair damaged or loose tile in kitchen on floor
3.7 Bathroom/Wall Condition
Bathroom walls have peeling paint
3.8 Bathroom/Floor Condition
Repair or replace damaged bathroom flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair crack and broken portion of rear deck
6.3 Building Exterior/Condition of Roof and Gutters
Repair/Replace damaged roof gutter right rear of unit
Repair/Replace damaged roof awning right rear and front left of unit. Awning has signs of rotted wood
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/Replace damaged mesh screens on exterior of unit
Fill exterior crack under right rear window
8.7 General Health and Safety/Other Interior Hazards
Repair exit door to garage as frame is damaged
Garage exit door needs door sweep to prevent air/light from entering
2.5 Kitchen/Window Condition
Kitchen repair cracked window pane
3.4 Bathroom/Security
Install striker plate (upper level
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for two set of stairs in backyard
8.3 General Health and Safety/Evidence of Infestation
Garage infestation with rats
1.1 Living Room/Living Room Present
CH 9-30-19 R/S from 10-11-19 to 11-18-19 Owner is wait for contractor to start and she will be out of the country from 8-11-19 to 11-15-19. Pre call 510-847-8948
8-12-19 No Show
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted/damaged rear deck (behind kitchen)
Repair missing ballast
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence left side of garage
1.1 Living Room/Living Room Present
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
1.1 Living Room/Living Room Present
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
MZ 11/25 Owner called in. Changed from 12/2 to 1/22/2020. Cant get into the unit and tenant has eviction notice.

CH-9-23-19 R/S from 10-2-19 to 10-30-19 Owner gave tenant a 3 day stay or quit notice
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
3.6 Bathroom/Ceiling Condition
Remove discoloration
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
Kitchen repair inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged/cracked counter tops
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom repair leaking toilet
3.5 Bathroom/Window Condition
Bathroom repair window to open and close as design
Repair window lock
3.8 Bathroom/Floor Condition
Bathroom repair cracked floor tiles
4.4 Other Rooms/Security
Bedroom install missing door knob right front
4.5 Other Rooms/Window Condition
Bedroom right rear inoperable window lock
4.7 Other Rooms/Wall Condition
Bedroom repair large hole in wall right rear
5.2 Secondary Rooms/Security
Garage replace missing door knob
Repair door to shut and latch
6.1 Building Exterior/Condition of Foundation
Repair uneven pavement in walkway/driveway trip hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair / replace carbon monoxide detector
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence

1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727
MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727

1.1 Living Room/Living Room Present
MZ 9/20 With permission from Jennifer, rescheduled with PM Carolyn. Changed from 10/30 to 11/18 1-4 with pre-call (417)260-7042

No show at 1:00 pm. green house.

2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable

4.3 Other Rooms/Elecrtical Hazards
Open grounds bedroom 2 left

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding front left and rear of unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged wall inside of garage left of side door

4.4 Other Rooms/Security
Remove key lock form all bedroom doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage from backyard

1.5 Living Room/Window Condition
Repair window crank to function

2.12 Kitchen/Sink
Secure loose faucet sink

3.5 Bathroom/Window Condition
Repair broken window crank

4.4 Other Rooms/Security
Remove key lock from all bedrooms

1.1 Living Room/Living Room Present
9/25 Received request from Soco to R/S. Tenant requested a pre-call at 415-513-3293.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

4.5 Other Rooms/Window Condition
Repair inoperable window lock

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing along unit

Cut grass in backyard

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris

1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388

1.5 Living Room/Window Condition
Install missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Replace damaged control knob on stove
2.7 Kitchen/Wall Condition
Remove black substance for kitchen wall
3.7 Bathroom/Wall Condition
Remove black substance from shower wall
4.4 Other Rooms/Security
Remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair crack in wall under window 2nd floor
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
1.1 Living Room/Living Room Present
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock (right front bedroom, 2nd floor)
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable range burners
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am

1.1 Living Room/Living Room Present
11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
1.1 Living Room/Living Room Present
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detectors (one per level)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.4 Living Room/Security
Replace missing striker plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
1.7 Living Room/Wall Condition
Repair large crack in walls
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors

1.1 Living Room/Living Room Present
11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
1.1 Living Room/Living Room Present
MZ 11/26 PM, Lloyd, called in. changed from 12/2 to 12/13 11-4. Pre-call 30 min prior (510)347-8653
1.3 Living Room/Electrical Hazards
Living room 4 loose outlets
4.3 Other Rooms/Elecrtical Hazards
Bedroom upstairs 4 loose outlets
5.3 Secondary Rooms/Electrical Hazards
Dining room 3 loose outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway loose outlet
1.1 Living Room/Living Room Present
MZ 11/26 Per Soco, Changed from 12/2 to 1/24/2020

10/22/19-per Soco, grant 30 day extension from 11/1 to 12/2
2.12 Kitchen/Sink
Replace missing cold water faucet knob
4.6 Other Rooms/Celing Condition
Repair cracks/water damaged area dining room ceiling
4.7 Other Rooms/Wall Condition
Repair wall falling apart closet
Remove black substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair leaking roof
6.4 Building Exterior/Condition of Exterior Surfaces
Seal all foundation vent covers
8.3 General Health and Safety/Evidence of Infestation
Unit infested with rats
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 1 door is damage
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate
1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
3.3 Bathroom/Electrical Hazards
Bathroom repair GFCI with reversed polarity
1.1 Living Room/Living Room Present
11-25-19 No Entry
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing interior shelving
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
1.1 Living Room/Living Room Present
MZ 12/3 Silvana PM needs a pre-call (510)236-8366
1.3 Living Room/Electrical Hazards
Living room outlet by front door broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bathroom toilet leaks
1.1 Living Room/Living Room Present
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
MZ 12/3 Owner called in. Changed from 12/27 to 12/16 9-12

Pre-call 1 HOUR PRIOR: 707-474-7161
4.4 Other Rooms/Security
Repair busted door jam
Replace missing door knob
1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Repairs are done. Changed from 12/27 to 12/18 9-12 needed a Wednesday date
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove knob
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm
3.13 Bathroom/Ventilation
Bathroom install ventilation (garage)
4.3 Other Rooms/Elecrtical Hazards
Right front bedroom install missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide on 1st floor in the common area
8.7 General Health and Safety/Other Interior Hazards
Garage repair busted door frame
1.1 Living Room/Living Room Present
MZ 1/2 PM, Jan, called in. Needs a 30 min pre-call (510)685-7720

MZ 12/4 Owner, Sharon, called in. PM never notified her of inspection until now. Changed from 12/9 to 1/6/2020 11-2. repairs on fence wont be completed in time for inspection

11-6-19 No Entry 1:45pm
8-26-19 No Entry 10:50AM
4.4 Other Rooms/Security
Remove key lock from LR bedroom door

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
Cut excessive foliage
1.1 Living Room/Living Room Present
MZ 12/4 PM, Lloyd, called in. Needs a 30 min pre-call (510)374-8653

11-8-19 No Entry at 3:20pm
1.1 Living Room/Living Room Present
MZ 124 Owner, Susan, called in. Changed from 12/30 to 1/31/2020 unit will not be ready. 30 min pre-call (415)515-9534

MZ 11/13 Owner, Susan, called in. Requests the inspector comes at close to 11 as possible. with 30 min pre-call (415)515-9534

MZ 10/9 Owner, Susan, called in. Changed from 11/1 to 11/18 11-2 with 30 min pre-call (415)515-9534
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
Secure leaning fence
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
3.4 Bathroom/Security
Install striker plate master bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital
1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light
2.12 Kitchen/Sink
Repair loose p-trap under sink
2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up
3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done
3.12 Bathroom/Tub or Shower
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
1.5 Living Room/Window Condition
Replace bathroom window pane

4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
2.12 Kitchen/Sink
Repair leak under kitchen sink
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal
1.1 Living Room/Living Room Present
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1.1 Living Room/Living Room Present
11-27-19 No Entry at 3:00PM
9-4-19 No Show at 11:00am
8-12-19 No Show
7-19-19 No Show
6-4-19 No Show
1.1 Living Room/Living Room Present
CH-10-31-19 R/S from 11-4-19 to 11-27-19 owner still has a couple of repairs left. Pre call 30 min prior
510-233-9063
3.6 Bathroom/Ceiling Condition
Repair ceiling water damaged area (1st floor)
4.4 Other Rooms/Security
Bedroom repair patio door lock (3rd floor)
8.4 General Health and Safety/Garbage and Debris
Remove excess debris (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged floor tiles hall
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
1.1 Living Room/Living Room Present
9-27-19 No Entry at 12:50pm
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove key lock from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
1.1 Living Room/Living Room Present
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
4.4 Other Rooms/Security
Remove key lock from bedroom doors
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
6.4 Building Exterior/Condition of Exterior Surfaces
Secure /replace all missing foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-19 R/S from 9-18-19 to 10-11-19 Prop Mgr said repairs not done . Call 510-478-7560
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior mesh screen to be repaired as damaged ones can allow infestation

Replace dry rotted wood on exterior od building multiple areas
8.7 General Health and Safety/Other Interior Hazards
Garage window broken
Garage door damaged
8.7 General Health and Safety/Other Interior Hazards
Bedroom 3 fire exits blocked by furniture. Tenant to rearrange and make exits accessible

3.6 Bathroom/Ceiling Condition
Bathroom ceiling discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector missing or non operable bedroom 2 & 3
4.5 Other Rooms/Window Condition
Bedroom 1 window discoloration
4.7 Other Rooms/Wall Condition
Bedroom 1 wall discoloration
6.4 Building Exterior/Condition of Exterior Surfaces
Repair siding on garage panel
1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
3.4 Bathroom/Security
Replace missing door knob
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Repair door frame
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken fence
4.3 Other Rooms/Elecrtical Hazards
Front left bedroom GFIC outlet inoperable
1.1 Living Room/Living Room Present
10-9-19 No Entry at 11:50AM
7-22-19 No Show
1.1 Living Room/Living Room Present
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damage leaning fence
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.4 General Health and Safety/Garbage and Debris
Clean excess debris and garbage from yard front, side ,back, back
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM

2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:30PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Repair missing window pane left rear bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area in dining room
1.1 Living Room/Living Room Present
CH-11-20-19-R/S from 11-20-19 to 12-4-19 owner has an emergency. Advise Bycha to cross off route
CH 10-3-19 Pre call 30 min prior 925-355-3115 or 925-255-3091
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable hood vent light
4.4 Other Rooms/Security
Repair busted door off hinges
4.7 Other Rooms/Wall Condition
Remove black substance from wall
1.1 Living Room/Living Room Present
12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
MZ 10/18 Owner called in. Called tenant for access, gated community. Wendy (916)812-2426

1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in living room
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair water damaged wall and repair large hole
Repair rotten baseboard around bathroom
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 30 min prior 707-643-1067
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 12/9 Owner, Angel, called in. Unit is not ready. Fence cant be fixed yet. Changed from 12/27 to 1/27/2020
11-2 with 30 min pre-call (510)258-1100
1.4 Living Room/Security
Repair defective door lock
4.4 Other Rooms/Security
Remove key lock from all bedroom doors (tenant)
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure leaning fence in backyard
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-23-19 to 1-10-20 owner will be out of town. Pre call 510-823-3511
1.1 Living Room/Living Room Present
CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm
1.1 Living Room/Living Room Present
CH-12-10-19 Pre call Jan 30 min prior 510-685-7720
11-18-19 No Entry at 9:30AM
CH-9-18-19 R/S from 9-23-19 to 10-9-19 Owner is out of the country
8-23-19 No Entry 3:15PM

2.6 Kitchen/Ceiling Condition
Kitchen remove chipping peeling paint ceiling above stove
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior
510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
3.4 Bathroom/Security
Remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
12-6-19 No Entry at 11:25AM
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
repair window crank (2nd floor left rear)
4.6 Other Rooms/Celing Condition
Hall
1. repair large crack
2. repair hole
3. repair water damaged area
6.3 Building Exterior/Condition of Roof and Gutters
Ext = Roof Leakage Present.
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector (hall)
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
2.12 Kitchen/Sink
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
3.12 Bathroom/Tub or Shower
Re caulk around tub
1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior
510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

1.1 Living Room/Living Room Present
CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-16-19 to 12-23-19 owner had a death in the family. Pre call 30 min prior 510-778-2039 or 510-262-9067

1.1 Living Room/Living Room Present
CH-12-30-19 R/S from 1-3-20 to 1-15-20 Tenant will be out of town and tenant will be working. Pre call 30 min prior 925-408-2980
MZ 12/11 PM called in. Changed from 12/11 to 1/3/2020 9-12. Tenant is sick. Pre-call (925)408-2980

CH-12-9-19 Pre call 30 min prior 925-408-2980 gated area
11/20/19 no show at 12:05pm

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am

1.1 Living Room/Living Room Present
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line within 6"inches of ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair weak leaning fence
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
1.1 Living Room/Living Room Present
1/14- PLEASE BE THERE AS EARLY AS POSSIBLE AND NO LATER THAN 11AM. OWNER HAS DR.S APPT. CALL 30MIN PRIOR 510-260-7235

MZ 12/13 Owner, Michael, called in. Changed from 12/27 to 1/17/2020 9-12 with 30 min pre-call (510)260-7235
4.4 Other Rooms/Security
Remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
1.7 Living Room/Wall Condition
Repair crack in living room wall
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector in hall
7.4 Heating and Plumbing/Water Heater
Install top and bottom straps on water heater
1.4 Living Room/Security
Remove double cylinder deadbolt from door
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Make dining room window and sill free of peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in common area
1.1 Living Room/Living Room Present
MZ 12/13 Owner, Daniel, called in. Out of town for inspection. Changed from 12/30 to 1/3 11-2

MZ 11/4 Owner, Daniel, called in. Had a death and the family and needs to reschedule. Changed from 11/8 to 11/13 1-4
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable
4.4 Other Rooms/Security
Bedroom 3 remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom 3 window has discoloration
6.3 Building Exterior/Condition of Roof and Gutters
Repair damage roof gutter rear right of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rot siding right side of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear gate

1.1 Living Room/Living Room Present
12-9-19 No Entry 1:05pm
11-15-19 No Entry AT 1:15PM
10-28-19 No Entry
10-2-19 No Entry 1:30pm

1.1 Living Room/Living Room Present
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm

4.4 Other Rooms/Security
Remove key lock from bedroom door

4.4 Other Rooms/Security
Repair patio screen door off track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck

1.1 Living Room/Living Room Present
12-9-19 No Entry at 2:00pm
11-6-19 No Entry 2:15pm
MZ 9/23 Owner, Dan, called in. Needs a pre-call 1 hr prior. (707)334-2684. Gate code is #6888 or #6886

8-26-19 No Entry 2:35pm

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-15-2019 No Entry at 10:55
10-16-19 No Entry 11:25am

4.4 Other Rooms/Security
Remove keyed lock on right rear bedroom door

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:00AM
11-15-19 No Entry at 10:45am
10-16-19 No Entry at 11:20am
9-16-19 No Entry at 11:35AM

1.1 Living Room/Living Room Present
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
ch-12-16-19 r/s FROM 12-20-19 TO 1-3-20 Owner has a repairman coming out on the 20th. Pre call
510-848-6714

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 11:50 Gated
11-15-19 No Entry at11:30AM
10-28-19 No Entry
10-4-19 No Entry 10:05am

1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:00PM
11-15-19 No Entry 10:25am
10-16-19 No Entry at 10:25am
1.3 Living Room/Electrical Hazards
Repair inoperable light switch
4.4 Other Rooms/Security
Replace missing door knobs garaage
8.3 General Health and Safety/Evidence of Infestation
Infestation with rats treat
1.1 Living Room/Living Room Present
12-11-19 No Show at 1:30pm
11-15-19 No Entry at 2:05PM
CH-11-14-19 Pre call owner 30 min prior 510-234-8155
10/28/19 No Entry
10-4-19 No Entry Power is off
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:25pm
11-15-19 No Entry at 11:20AM
10-18-19 No Entry vacant 4sale
9-18-19 No Entry at 10:44AM
8-21-19- Owner call in to re-schedule from 8/21/19 and revised route was not sent to inspector. Unit pass on 8-21-19
1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (entrance)
1.1 Living Room/Living Room Present
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.12 Bathroom/Tub or Shower
Re glaze tub surface hall front
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
CH-12-16-19 Pre call 1 HR prior 415-699-7107
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342
1.1 Living Room/Living Room Present
MZ 12/17 Owner, Nadine, called in. Unit is ready. Changed from 1/13 to 1/3 1-4 with pre-call (916)455-4663

MZ 10/18 Owner, Nadine, called in. Changed from 11/6 to 11/25 9-12 with pre-call (916)455-4663
2.8 Kitchen/Floor Condition
Repair/replace damaged cracked floor tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low sink water pressure
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-12-18-19 Pre call 30 min prior 510-423-8155 to gain access
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Dan, called in. Call tenant 30 min prior for access. (415)378-9560 Bebe
1.1 Living Room/Living Room Present
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove key lock from bedroom doors
4.5 Other Rooms/Window Condition
Install quick release for window bars bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Needs a pre-call 30 min prior (415)531-7027 PLEASE LEAVE A MESSAGE IF THE OWNER DOESNT ANSWER RIGHT AWAY

12-4-19 No Entry at 3:15pm
MZ 10/17 Owner, Jonathan, called in needs a 30 min pre-call (415)531-7027

10-4-19 No Entry 1:35pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
1.1 Living Room/Living Room Present
MZ 12/19 Owner called in and changed from 12/27 to 1/13 1-4

CH-11-18-19 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
1.1 Living Room/Living Room Present
12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435
12-4-19 No Entry 3:30pm
10-4-19 No Entry 1:50pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs - Bath Toilet Clogged/Leaking/ or not working properly.
4.4 Other Rooms/Security
Center rear bedroom - handle loose
4.3 Other Rooms/Elecrtical Hazards
Hall - exposed wires in fusebox
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
The water heater has an improper flue for venting gasses. (negative flow)
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
11-18-19 No Entry at 10am
3.1 Bathroom/Bathroom Present
Bathroom re-glaze tub surface cut hazard
7.4 Heating and Plumbing/Water Heater
Water heater closet repair hole in wall
Repair damaged door cut hazard
1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-6-19 to 12-13-19 Owner states repairs are not done . Pre call 30 min prior 510-691-7771
9-20-19 No Entry at 11:05am
CH-8-22-19 R/S from 8-28-19 to 9-20-19 Owner is out of town. Pre call 30 min prior 510-691-7771
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet knobs in hall bathroom
4.5 Other Rooms/Window Condition
Remove black substance from all bedroom windows
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-12-10-19 R/S from 12-30-19 to 12-13-19 owner and tenant will be out of town. Pre call 30 min prior 510-517-9511
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged foundation vent covers exterior
7.4 Heating and Plumbing/Water Heater
water heater extend TRP discharge line
8.7 General Health and Safety/Other Interior Hazards
Garage repair broken window
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
Repair inoperable ventilation
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)
1.1 Living Room/Living Room Present
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
3.6 Bathroom/Ceiling Condition
Repair damaged area above shower make free of peeling paint (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 11:17AM
1.1 Living Room/Living Room Present
11/22/19 no show at 9:50am
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail in front yard
4.4 Other Rooms/Security
Remove all key locks from bedroom doors (tenant)
1.1 Living Room/Living Room Present
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
11/22/19 no show at 10:10am
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors/drawers
3.6 Bathroom/Ceiling Condition
Remove black substance ceiling
4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors
4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard
1.1 Living Room/Living Room Present
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
12-20-19 No Entry at 10:30AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
1.1 Living Room/Living Room Present
12-20-19 No Entry at 2:50PM
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors (tenant)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
3.4 Bathroom/Security
Remove keyed lock from hall bathroom door (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors 2nd floor (tenant)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.7 Kitchen/Wall Condition
Repair large hoe in wall
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.8 Kitchen/Floor Condition
Repair damaged threshold
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet 2nd floor
remove black substance
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:00PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
12-18-19 No Entry at 2:15PM
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
Correct outlet reversed polarity
4.5 Other Rooms/Window Condition
Remove window bars or install quick release all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
2.11 Kitchen/Refrigerator
Replace damaged door seal
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.8 Kitchen/Floor Condition
Replace cracked floor tiles
3.12 Bathroom/Tub or Shower
Re glaze tub surface
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
4.7 Other Rooms/Wall Condition
Remove black substance from walls
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
3.12 Bathroom/Tub or Shower
Re caulk around tub
2.10 Kitchen/Stove or Range with Oven
Repair stove burner to self ignite right rear
1.1 Living Room/Living Room Present
CH-12-23-19 Pre call 30 min prior 510-233-4406
MZ 11/12 Owner, Anne Rogers, called in giving the tenant permission to schedule inspections. Changed from 11/22 to 11/27 1-4

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink stopper
3.12 Bathroom/Tub or Shower
Re glaze tub to remove rust
1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
3.7 Bathroom/Wall Condition
Remove black substance (master bath)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
MZ 12/27 Owner, Jerard, called in. Changed from 12/30 to 1/27. Unit is not ready. Hard to get someone out
during the holidays to fix anything. Pre-call 30 min prior (415)871-9027
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from all bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair soft spot in front porch
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair outlet with open ground in hall
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 2/3 9-12 Tenants wont be available.
1.4 Living Room/Security
Replace missing striker plate
2.11 Kitchen/Refrigerator
Replace damaged door gasket
1.1 Living Room/Living Room Present
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-12-30-19 Pre call 30 min prior 415-269-0279
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.1 Living Room/Living Room Present
12-23-19 No Entry
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
1.4 Living Room/Security
Repair busted door frame
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call
(707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
8-23-19 No Entry 2:35pm
4.4 Other Rooms/Security
Repair busted door jam and install striker plate RF bedroom
2.12 Kitchen/Sink
Repair dishwasher to drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace broken toilet seat Master bathroom
3.12 Bathroom/Tub or Shower
Replace damaged shower door handle
Repair shower door off track
5.2 Secondary Rooms/Security
Repair garage door to open & close
6.4 Building Exterior/Condition of Exterior Surfaces
Cut excess foliage growing over rear deck
8.4 General Health and Safety/Garbage and Debris
Remove excess debris
1.1 Living Room/Living Room Present
12-27-19 No Entry (tenant refused entry)

2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
1.1 Living Room/Living Room Present
12-27-19 No Entry 10:20AM
MZ 10/29 Keata called in. Unit is not ready. Changed from 10/30 to 11/13 11-2 PRE-CALL 30 MINUTES PRIOR (510)388-0057

10-4-19 No Entry 12:50pm
MZ 9/17 Owner called in. Changed from 9/18 to 10/4 11-2 Pre-call Keata (510)388-0057

9-6-19 No Entry at 1:40pm
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners must self ignite
2.8 Kitchen/Floor Condition
Repair cracked floor tiles
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
4.5 Other Rooms/Window Condition
Repair broken window pane in bedroom
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
4.4 Other Rooms/Security
Remove key lock from bedroom door (tenant)
4.6 Other Rooms/Celing Condition
Repair large crack in dining room ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8-26-19 No Entry 10:15
4.4 Other Rooms/Security
Remove keyed lock from LR bedroom door
2.8 Kitchen/Floor Condition
Repair / replace cracked floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-6-19 R/S from 10-2-19 to 11-6-19
AS 9/26 10:51AM - spoke to owner, he will be out of town, rescheduled for 11/18 1-4. Pre-call: 510-526-9697
8.4 General Health and Safety/Garbage and Debris
Remove debris from side yard
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
4.8 Other Rooms/Floor Condition
Repair damaged threshold in right front bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
MZ 11/6 Owner, Daily Wang, called in. Needs a 30 min pre-call (510)910-0589
3.3 Bathroom/Electrical Hazards
Bathroom correct outlet with reversed polarity
8.7 General Health and Safety/Other Interior Hazards
Garage remove double cylinder deadbolt
1.1 Living Room/Living Room Present
12-30-19 No Entry

2.13 Kitchen/Space for Storage, Prep and Serving
Replace broken cabinet door
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.5 Other Rooms/Window Condition
Install quick release for left front bedroom window
8.7 General Health and Safety/Other Interior Hazards
Replace all missing switch and outlet covers plates in all rooms
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok
CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
1.1 Living Room/Living Room Present
CH-R/S from 11/11/19 to 11/18/19 spoke with owner said ok

CH-9-25-19 R/S from 9-27-19 to 11-11-19 owner is out of the country. Pre call 30 min prior 510-295-9968 or 916-521-6390
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
10-14-19 R/S from 10-16-19 to 11-14-19 Owner states repairs are not done Pre call 30 min prior 510-323-5098
7/30 2:52PM - owner called in, will be out of town, rescheduled for 9/9 9-12. 510-323-5098
1.1 Living Room/Living Room Present
MZ 10/9 Pre-call Abel 30 min prior 510-221-1942
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
2.11 Kitchen/Refrigerator
Repair / replace damaged door seal
4.4 Other Rooms/Security
Install missing striker plate
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.5 Living Room/Window Condition
Install missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burners
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence in backyard
4.7 Other Rooms/Wall Condition
Repair hole in wall in master bedroom
1.1 Living Room/Living Room Present
10-7-19 No Entry at 10:20AM
CH-9-9-19 R/S from 9-13-19 to 10-7-19 owner will be out of town. Pre call Troy 510-812-4727

MZ 8/23 Maintenance man, Troy, called in. Will be there to let the inspector in. Needs a 30 min pre-call (510)812-4727
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707

1.1 Living Room/Living Room Present
MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
MZ 1/2 Spoke with owner, Wilson. Changed from 1/6 to 2/7 1-4. Repairs wont be made in time for 1/6 pre-call 30 min prior (707)704-2039

MZ 12/5 Returned vm for owner, Wilson. Changed from 12/9 to 1/6/2020 9-12. Repairs wont be made in time for 12/9 pre-call 30 min prior (707)704-2039

CH-9-11-19 R/S from 9-13-19 to 10-30-19 spoke with owner tenant in hospital

1.3 Living Room/Electrical Hazards
Repair defective light fixture/fan

2.10 Kitchen/Stove or Range with Oven
Repair inoperable hood light

2.12 Kitchen/Sink
Repair loose p-trap under sink

2.7 Kitchen/Wall Condition
Repair leaking hot/cold washer/dryer hook up

3.6 Bathroom/Ceiling Condition
Repair cracks in ceiling

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint window frame /sill

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-24-20 owner can not be there
CH-12-17-19 R/S from 12-23-19 to 1-3-20 Gated area must call to gain access Pete 707-496-5247 or Owner Marina 805-215-2342

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543

1.1 Living Room/Living Room Present
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-685-8148

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-542-4844

1.1 Living Room/Living Room Present
11-25-19 No Entry at 10:15AM
1/6/20 PM notified office property has been sold

1.1 Living Room/Living Room Present
No Entry at 1:30pm vacant
CH-10-18-19 R/S from 11-8-19 to 12-2-19. PM Jan said tenant is moving out and the house is going on the market to be sold
1/6/20 PROPERTY SOLD

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 707-643-3304 Martin
12-11-19 No Entry at 11:10AM
11-8-19 No Entry

1.1 Living Room/Living Room Present
11-27-19 No Entry at 2:00PM
CH-11-12-19 R/S from 11-13-19 to 11-27-19- Owner says it is owner occ. said email proof
1/2/20 owner occupied

1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518

1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet sink

3.12 Bathroom/Tub or Shower
Re caulk around tub

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.

1.1 Living Room/Living Room Present
CH-1-6-20 Pre call 30 min prior 510-501-8013
12-20-19 No Entry at 9:10AM

1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry

1.1 Living Room/Living Room Present
MZ 1/7 Owner, Melanie, called in. Tenant works night shift and needs a later time frame. Changed from 1/8 to 1/17 with 30 min pre-call for Melanie. (415)755-7806

1.1 Living Room/Living Room Present
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

1.1 Living Room/Living Room Present
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet (left rear bedroom)

1.1 Living Room/Living Room Present
CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
1-9-20 Owner would like a pre call 30 min prior 925-708-2129

1.1 Living Room/Living Room Present
1-8-20 No Entry
CH-1-9-20 Call owner 30 min prior 510-219-4818 Gated area

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet GFCI right of sink

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor

2.3 Kitchen/Electrical Hazards
Cover exposed wires in kitchen 1st floor

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
MZ 1/9 Owner, David, called in. Changed from 1/20 to 1/27 Pre-call 30 min prior (510)672-4546

12-18-19 No Entry at 2:30PM
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock
2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
MZ 1/13 Owner, Linda, called in. Tenant is sick. Changed from 1/15 to 2/7 11-2. Advised the owner that this is the last reschedule until we get into the unit. Pre-call 30 min prior (707)334-4008 gate code ##7368

MZ 12/31 Owner, Linda, called in. Date doesnt work. Changed from 1/8 to 1/15 11-2 with 30 pre-call (707)334-4008 gate code ##7368
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
MZ 1/13 Owner, Mark, called in. Changed from 1/15 to 2/12 9-12

MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/6 1-4

CH-11-12-19 Owner gave verbal permission to schedule with tenant

10-28-19 No Entry12:53pm
CH-10-29-19 Pre call owner 30 min 831-277-8402
10-4-19 No Entry 11:15am
7.4 Heating and Plumbing/Water Heater
Extend TRP discharge line to within 6 inchs of catch pan
1.1 Living Room/Living Room Present
MZ 1/15 Spoke with owner and changed from 1/17 to 1/31 1-4 unit is not ready

12-27-19 No Entry (tenant refused entry)
2.8 Kitchen/Floor Condition
Kitchen secure flooring at seems
1.1 Living Room/Living Room Present
(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
MZ 1/16 Owner, John, called in. Needs a pre-call 20 min prior cell (415)847-8390 DONT CALL NUMBER BELOW

CH-1-3-20 R/S from 1-8-20 to 1-22-20 owners will be out of town. Pre call 30 min prior 510-778-9543
1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-4-19 No Entry at 11:50am
9-30-19 No Entry at 11:05am
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence
1.1 Living Room/Living Room Present
1-6-20 No Entry at 9:50AM
12-2-19 No Entry at 11:00am
9-27-19 No Entry at 12:45pm
1.6 Living Room/Ceiling Condition
Repair large hole in ceiling
2.12 Kitchen/Sink
Repair inoperable garage disposal
1.1 Living Room/Living Room Present
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher
4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2
4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom
1.7 Living Room/Wall Condition
Replace missing closet door knob
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure / stretch loose carpet on stairs

1.1	Living Room/Living Room Present 1-6-20 No Entry at 2:00PM
1.1	Living Room/Living Room Present 1-6-20 No Entry at 3:00PM
4.4	Other Rooms/Security Install missing strike plate bedroom door jam
8.6	General Health and Safety/Interior Stairs and Common Halls Install handrail for interior steps
3.12	Bathroom/Tub or Shower Re caulk around tub
2.10	Kitchen/Stove or Range with Oven Secure ventilation cover
3.4	Bathroom/Security Secure loose outlet GFCI
3.12	Bathroom/Tub or Shower Re caulk around tub bathroom in hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail backyard steps
1.1	Living Room/Living Room Present 1-8-20- No Entry at 11:00AM
1.1	Living Room/Living Room Present 1-8-20 No Entry at 10:00AM
1.1	Living Room/Living Room Present 12-19-19 R/S from 1/3/20 to 1/8/20 tenant is out of town. Pre call 30 min prior 415-309-0435 12-4-19 No Entry 3:30pm 10-4-19 No Entry 1:50pm
4.4	Other Rooms/Security Center rear bedroom - handle loose
4.3	Other Rooms/Elecrtical Hazards Hall - exposed wires in fusebox
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. The water heater has an improper flue for venting gasses. (negative flow)
1.1	Living Room/Living Room Present 1-8-20 No Entry
1.1	Living Room/Living Room Present 1-8-20 No Entry
4.5	Other Rooms/Window Condition Install guick release for window bars
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven Repair all burners to self ignite
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from backyard (tenant)
3.6	Bathroom/Ceiling Condition Remove black substance from ceiling master bathroom
4.4	Other Rooms/Security Bedroom 3 locked unable to inspect
7.4	Heating and Plumbing/Water Heater Install TRP discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal
4.4	Other Rooms/Security Remove key locks from all bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut grass in backyard
7.4	Heating and Plumbing/Water Heater Repair leaking water heater
2.10	Kitchen/Stove or Range with Oven Repair defective oven element

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
No Entry at 1:30PM
1.1 Living Room/Living Room Present
No Entry at 11:30AM
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678
1.1 Living Room/Living Room Present
No Entry at 2:17PM
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove key lock from center bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
4.4 Other Rooms/Security
Remove key locks from all bedrooms
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

2.10 Kitchen/Stove or Range with Oven
Calen stove grease build up-fire hazard
4.4 Other Rooms/Security
Remove key lock from bedroom door
4.7 Other Rooms/Wall Condition
Repair/replace closet doors off track
1.1 Living Room/Living Room Present
CH-10-16-19 R/S from 10-30-19 to 12-2-19 Owner is out of the country
7.4 Heating and Plumbing/Water Heater
Replace TRP discharge line
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:30AM
10-23-19 No Show 10:20am
CH-8-21-19 Pre call 30 min prior 510-418-6553
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps and install handrail
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:10AM
12-4-198 No Entry at 11:30am
10-23-19 No Show 11:00AM
9-11-19 No Entry at 2:05PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 11:45AM
12-4-19 No Entry at 11:10am
9-11-19 No Entry at 4:00PM
2.12 Kitchen/Sink
Secure Faucet
2.3 Kitchen/Electrical Hazards
Inoperable GFCI above kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom center right repair/replace faucet knob
4.3 Other Rooms/Elecrtical Hazards
GFCI is inoperable
4.4 Other Rooms/Security
Master bedroom remove key lock sliding door
5.2 Secondary Rooms/Security
Exterior repair right front crawl space
5.3 Secondary Rooms/Electrical Hazards
Storage room front left missing switch plate cover
6.4 Building Exterior/Condition of Exterior Surfaces
Missing knockout cover in electrical panal
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair right front fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Missing carbon monoxide detector
1.1 Living Room/Living Room Present
No Entry at 12:00PM
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure or remove loose bricks at rear fence
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:08PM
9-11-19 No Entry child under age of 18
CH-8-21-19 Pre call 30 min prior 510-418-6553
4.4 Other Rooms/Security
Remove key lock from bedroom doors
1.1 Living Room/Living Room Present
12-4-19 No Entry at 2:20pm
1.1 Living Room/Living Room Present
No Entry at 2:10PM
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
1.4 Living Room/Security
Remove double cylinder deadbolt

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.5 Living Room/Window Condition
Repair damaged window frame sill
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
1.1 Living Room/Living Room Present
10-23-19 No Show at 12:44PM
1.5 Living Room/Window Condition
Replace missing living room window pane
4.5 Other Rooms/Window Condition
Replace missing window pane left rear
8.7 General Health and Safety/Other Interior Hazards
Repair water damaged area dining room
1.1 Living Room/Living Room Present
12-4-19 No Entry at 11:42am
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture and repair inoperable GFI master bathroom
3.5 Bathroom/Window Condition
Move items blocking egress right front 2nd floor
3.8 Bathroom/Floor Condition
Install threshold between flooring types half
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector and carbon monoxide detector 2nd floor hall
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Balwinder, called in. Changed from 11/8 to 12/6 11-2. PG&E is fixing things. Pre-call 30 min prior (510)304-5678
4.4 Other Rooms/Security
Remove keyed lock from left center bedroom
1.1 Living Room/Living Room Present
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462
6.4 Building Exterior/Condition of Exterior Surfaces
Replace dryer vent cover
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry

1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
4.10 Other Rooms/Smoke Detectors
Install missing smoke detector
7.6 Heating and Plumbing/Plumbing
Repair low hot water pressure
1.1 Living Room/Living Room Present
CH-11-15-19 R/S from 11/25/19 to 12/6/19 tenant will be out of town till after 11/29
1.1 Living Room/Living Room Present
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover in garage
4.5 Other Rooms/Window Condition
Repair inoperable window lock
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior
510-928-6618
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:50am
12-16-19 No Entry 11:40AM
11-4-19 No Entry 11:45am
1.1 Living Room/Living Room Present
CH-12-26-19 R/S from 12-27-19 to 1-17-20 owner said repairs not done. Owner ph# 415-244-2198
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Repair window to close and lock (center rear bedroom)
1.1 Living Room/Living Room Present
1-17-20 No Entry 11:26am
12-16-19 No Entry at 10:00AM Vacant
11-13-19 No Entry at 9:50am vacant
MZ 11/13 Janitza, assistant to owner, Linda called in. Needs a pre-call for next inspection. (415)235-3897
1.1 Living Room/Living Room Present
1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
2.3 Kitchen/Electrical Hazards
Install light fixture cover
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
2.4 Kitchen/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
1.1 Living Room/Living Room Present
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
1.1 Living Room/Living Room Present
1-120-20 No Entry at 11:08am
12-13-19 No Entry at 10:15
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
10-23-19 No Show at 10:30am
CH-8-21-19 Pre call 30 min prior 510-418-6553
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from all bedrooms

4.5 Other Rooms/Window Condition
Install quick release for window bars left front
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
Secure handrail side steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance walkway trip hazard
1.1 Living Room/Living Room Present
12-27-19 No Entry at 10:30AM
MZ 10/29 Owner, Ka Chan, called in. Changed from 11/6 to 11/13 11-2
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence in rear yard
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.1 Living Room/Living Room Present
1-20-20 No Entry
12-9-19 No Entry
10-30-19 No Entry 1:50PM
11/22/9 no show at 3:15pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.4 Living Room/Security
Remove double cylinder lock
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-9-19 No Entry at 11:15AM
11-6-19 No Entry 1:40pm
8-26-19 No Show 11:05AM
2.3 Kitchen/Electrical Hazards
Repair outlet with reversed polarity
1.1 Living Room/Living Room Present
12-13-19 No Entry at 10:30AM
11-18-19 No Entry at 10:55am
CH-10-21-19 R/S from 10-23-19 to 11-18-19 Tenant is out of town. Pre call 510-418-0826
3.5 Bathroom/Window Condition
Repair cracked window pane rear hall
3.7 Bathroom/Wall Condition
Repair water damaged area rear hall bathroom
Repair large hole behind toilet rear hall
3.8 Bathroom/Floor Condition
Repair soft spot in flooring behind toilet rear hall
4.4 Other Rooms/Security
Remove key lock from right front bedroom door
4.8 Other Rooms/Floor Condition
Repair torn damaged carpet hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood planks in rear deck pathway
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
CH 1-6-20 R/S from 1-15-20 to 1-22-20 owner has another appt. Pre call 30 min prior 510-222-7213
CH-11-18-19 R/S from 11/20/19 to 11/27/19 Tenant will not be there. Pre Call 30 min prior 510-222-7213
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
2.3 Kitchen/Electrical Hazards
Secure loose outlet
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
Replace cracked window pane in garage
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
1-22-20 No Entry at 11:50am
CH-1-7-20 R/S from 1-10-20 to 1-22-20 owner said will not be there. Pre call 30 min prior 510-414-3646
1.1 Living Room/Living Room Present
MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.1 Living Room/Living Room Present
MZ 12/28 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296

MZ 12/17 Owner, Verdell, called in. Pre-call 30 min prior (510)205-1296
1.4 Living Room/Security
Repair busted door frame

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet left of sink
3.12 Bathroom/Tub or Shower
Repair shower diverter
replace damaged control knob
4.3 Other Rooms/Elecrtical Hazards
Replace bedroom outlet & switch plate cover
4.4 Other Rooms/Security
Remove all key locks from bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance from bedroom walls (closet)
4.8 Other Rooms/Floor Condition
Repair damaged bedroom flooring
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Removed excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Secure carbon monoxide and smoke detector to mounts
1.1 Living Room/Living Room Present
MZ 1/28 Owner called in, Felipe. Pre-call 30 min prior (510)672-3228. Owner call in checking the date and time.
System didnt reschedule all the had reset so no notice sent out.

CH-12-8-20 R/S from 1-27-20 to 1-29-20 owner has Wednesday or Thursday
11-13-19 No Entry at 2:30pm
CH-10-23-19 R/S from 11-8-19 to 11-13-19 owner can not get off work has Wednesday off
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.5 Other Rooms/Window Condition
Install window lock in right rear bedroom
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
2.10 Kitchen/Stove or Range with Oven
Replace stove hood filter cover
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
1.1 Living Room/Living Room Present
MZ 1/29 Owner, Carl, called in. Wants tenant to be there too they have big dogs. Changed from 2/5 to 3/6 1-4
with 30 min pre-call (510)814-8090

1.1 Living Room/Living Room Present
MZ 1/29 Owner, Vikki, called in. Requests the inspector come as early as possible. Pre call 1 HR prior (510)599-8228

CH-11-21-19 R/S from 11/25/19 to 12/9/19. tenant is out of the country. Pre call 1 HR prior 510-599-8228

1.7 Living Room/Wall Condition
Repair crack in living room wall

4.4 Other Rooms/Security
Remove all key locks from bedroom doors

1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection

3.12 Bathroom/Tub or Shower
Recaulk tub.

1.1 Living Room/Living Room Present
MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566

1.1 Living Room/Living Room Present
1/28/2020 Spoke with Mr. Ali. Scheduled for 1/31/2020 between 9am-12noon. Call 30min prior 510-253-7749. Unit has various problems with some type of insect infestation. (unable to identify but mentioned worms/insects) at their home for some time.

1.1 Living Room/Living Room Present
CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 2-10-20 to 2-14-20 owner has another appt. Pre call 30 min prior 510-944-8756

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-14-20. tenant can not get off work. Pre call 30 min prior 510-260-9419

1.1 Living Room/Living Room Present
CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck

1.1 Living Room/Living Room Present
MZ 2/4 Owner, Pao Chan, called in. Needs a 30 min pre-call (510)237-7570

1.1 Living Room/Living Room Present
CH-2-4-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685

1.1 Living Room/Living Room Present
CH-12-5-19 R/S from 12-27-19 to 1-24-2020. Owner said repairs are not done

3.12 Bathroom/Tub or Shower
Remove black discoloration

1.1 Living Room/Living Room Present
CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

1.1 Living Room/Living Room Present
1-3-20 No Entry at 12:50PM
CH-12-23-19Call 30 min prior 415-595-5073-Kevin Chu owner gates area
11-27-19 No Entry at 2:45PM gated
MZ 11/8 Kevin, owner, called in. Changed from 11/15 to 11/27 1-4

10-28-19 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040

1.1 Living Room/Living Room Present
CH-2-6-20 Gated area code is 256 press call
1-8-20 No Entry

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call 1 HR prior 415-216-8048 or 650-906-0873 owner
1-6-20 No Entry at 1:50PM
12-2-19 No Entry at 1:05PM

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet above dishwasher

4.4 Other Rooms/Security
Remove keyed lock from bedroom 1 and 2

4.5 Other Rooms/Window Condition
Remove black substance from center right bedroom

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

1.1 Living Room/Living Room Present
CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

1.1 Living Room/Living Room Present
CH-2-6-20- R/S from 2-10-20 to 2-26-20 owner will be out of town. Pre call 30 min prior 510-778-2877

1.1 Living Room/Living Room Present
MZ-12-17-19 R/S from 1-6-20 to 1-27-20 owner and tenant will be out of the country. Pre call 30 min prior 510-381-8122

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

1.7 Living Room/Wall Condition
Repair large crack in walls
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace rotted wood in deck
8.7 General Health and Safety/Other Interior Hazards
Repair / replace carbon monoxide detectors
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
CH-2-7-20 R/S from 2-28-20 to 3-6-20 owner will be out of town. Pre call 510-387-9546
CH-2-7-20 R/S from 2-10-20 to 2-28-20 Tenant is out of town per owner. Pre call 30 min prior 510-206-5890
1.1 Living Room/Living Room Present
1-8-20- No Entry at 11:00AM
2/10/20 unit is not rented.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 510-430-9133
MZ 2/12 Merline, Owner, called in. Needs a pre-call 30 min prior (510)485-8879
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766

1.1 Living Room/Living Room Present
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
MZ 2/12 PM, Ed, called in. Tenant cant make the inspection and wont allow the PM in when they are not there. Changed from 2/12 to 3/4 9-12 with pre-call (510)882-0013

CH-10-30-20 Pre call owner 30 min prior 510-882-0013
1-6-20 No Entry at 3:00PM

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-24-20 to 2-28-20 owner has class that day. Pre call 30 min prior 510-928-3801

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet flusher mechanism

3.12 Bathroom/Tub or Shower
Repair damaged shower control knob (3rd floor)

2.11 Kitchen/Refrigerator
Replace damaged door gasket

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

1.1 Living Room/Living Room Present
11-8-19 No Entry at 2:30pm

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged leaning fence

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from backyard (tenant)

1.1 Living Room/Living Room Present
1-27-20 No Entry at 9:40AM
CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
11/20/19 no show at 11:20am

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
21-27-20 No Entry 11:00AM
CH-11-14-19 R/S from 12-4-19 to 12-13-19 owner said not ready. Pre call 30 min prior 510-418-1674
CH-8-21-19 Pre call 30 min prior 510-418-6553

3.6 Bathroom/Ceiling Condition
Remove black substance ceiling

4.4 Other Rooms/Security
Remove keyed lock on all bedroom doors

4.8 Other Rooms/Floor Condition
Replace damaged floor tiles hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged siding front of house
repair damaged window frame

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

1.1 Living Room/Living Room Present
CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221

1.1 Living Room/Living Room Present
CH-2-18-20 Pre call 30 min prior 510-934-8161 Reginald
4.4 Other Rooms/Security
Remove all keyed lock from all bedroom doors (tenant)
4.8 Other Rooms/Floor Condition
Repair damaged /torn carpet
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
1.1 Living Room/Living Room Present
11/22/19 no show at 11:15am
4.4 Other Rooms/Security
Repair busted door frame and replace striker plate
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt from garage door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall steps
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-502-5228
1.1 Living Room/Living Room Present
CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-2-20-20 Pre call 30 min prior 510-917-3317
3.12 Bathroom/Tub or Shower
Re caulk around tub area
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.3 Other Rooms/Elecrtical Hazards
Replace outlet cover right rear bedroom
4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors (tenant)
4.7 Other Rooms/Wall Condition
Remove black substance from left rear bedroom wall
1.1 Living Room/Living Room Present
11-13-19 No Entry at 1:10pm
1.1 Living Room/Living Room Present
CH-11-27-19 R/S from 12-2-19 to 12-9-19 owner will be out of town. Pre call 1 HR prior 415-300-7827
CH-10-11-19 Pre call 30 min prior 415-300-7827. Try make first on route owner needs to leave by 11:00AM
4.10 Other Rooms/Alarm System
Bedroom 3 smoke detector inoperable

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Remove black substance from walls

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall

3.12 Bathroom/Tub or Shower
Re caulk around tub

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors

1.1 Living Room/Living Room Present
1-27-20 No Entry at 1:30PM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners and inoperable oven

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

4.4 Other Rooms/Security
Remove key lock from laundry room door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

1.1 Living Room/Living Room Present
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM

4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room

2.10 Kitchen/Stove or Range with Oven
Install ventilation above range

1.1 Living Room/Living Room Present
MZ 11/13 Owner, Mark, called in. Changed from 11/15 to 12/13 11-2

CH-11-12-19 Owner gave verbal permission to schedule with tenant
10-28-19 No Entry 12:52
10-4-19 No Entry 11:10am

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable Carbon Monoxide detector (hall)

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Still have a few repairs. Changed from 12/6 to 12/20 9-12 last reschedule. pre-call 30 min prior (510)456-5227

CH-11-8-19 R/S from 11/15 to 12/6 pre call 30 min prior 510-456-5227
10-11-19 No Entry 11:40AM
8-14-19 No Show blue house with white trim at end of cul de sac 1:26pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (left front and left rear bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area

1.1 Living Room/Living Room Present
12-30-19 No Entry

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence backyard
1.1 Living Room/Living Room Present
CH-10-29-19 R/S from 11-8-19 to 11-20-19 owner has another appt. Pre call 30 min prior 510-799-6388
1.1 Living Room/Living Room Present
1-7-20 R/S from 1-17-20 to 1-31-20 owner will be out of town. Pre call 30 min prior 510-385-1242
12-30-19 R/S from 1-3-20 to 1-17-20 repairs are not done said never got fail list.
11-27-19 NO Entry at 1:40PM
10-30-19 No Entry at 11:30AM
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable smoke detector in hall
1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
1.3 Living Room/Electrical Hazards
Secure loose outlet to wall
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.
2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring
3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame
3.6 Bathroom/Ceiling Condition
Remove discoloration
4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged sink drain
3.12 Bathroom/Tub or Shower
Re glaze tub surface
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:40PM
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
4.4 Other Rooms/Security
Remove key lock from center bedroom door
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
2.12 Kitchen/Sink
Repair hole under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
2.12 Kitchen/Sink
Re caulk backsplash around sink
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for a pre-call 30 min prior (510)928-4688
3.12 Bathroom/Tub or Shower
Repair leaking control knob 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars 1st floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for pre-call 1 HR prior (510)898-8533
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet in kitchen
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install smoke detector in common area
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen drawer
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 2-24-20 to 3-11-20 owner sates unit is section 8.will email proof
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
4.4 Other Rooms/Security
Unable to inspect left front bedroom
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-1-10-20 R/S from 1-27-20 to 2-7-20 Tenant will be leaving out of the country for a funeral. Pre call 30 min prior 510-290-4386
2.11 Kitchen/Refrigerator
Replace damaged door seal
2.4 Kitchen/Security
Repair inoperable door deadbolt lock

2.7 Kitchen/Wall Condition
Repair cracks in wall
4.5 Other Rooms/Window Condition
Remove black substance from all window sills
8.7 General Health and Safety/Other Interior Hazards
Secure fence leaning in rear yard
1.1 Living Room/Living Room Present
CH-1-22-20 R/S from 1-29-20 to 2-7-20 Tenant needs afternoon appt per owner. Pre call 30 min prior 510-928-6618
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
1.4 Living Room/Security
Repair / replace damaged screen door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
2/10/20 no show at 11am
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
1.1 Living Room/Living Room Present
1-13-20 No Entry at 9:45AM
11/15/19 Owner requested a 30 mins pre-call at 408-449-3162. LW

4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
No Entry at 11:30AM
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11
1-4 with pre-call for PM (510)302-5462
4.4 Other Rooms/Security
Bedroom left front remove key lock from door
4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock
5.2 Secondary Rooms/Security
Dining room repair window lock
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers
7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
No Entry at 2:10PM
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
No Entry at 2:17PM
2/14/20 no show at 11:40am
1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489
1.1 Living Room/Living Room Present
CH-1-22-20 Pre call owner 30 min prior 510-928-8760 tenants 510-992-9526
1-15-20 No Entry
1.3 Living Room/Electrical Hazards
Repair fixture hanging wires
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers/doors
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.4 Kitchen/Security
Repair rear door to provide weathertight seal
3.12 Bathroom/Tub or Shower
Re glaze tub surface
Repair cracked shower wall
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
Remove exposed wires in bedroom
4.4 Other Rooms/Security
Repair door allowing air/light into unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
Secure thermostat to wall
1.1 Living Room/Living Room Present
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burners 1st floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.4 Other Rooms/Security
Remove keyed locks off bedroom doors 1st floor
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-19-20 owner states1 hot water heater will be installed on the 7th. Pre call 30 min prior 925-391-5581
CH-1-9-20 R/S from 1-20-19 to 2-7-20 owner call said contractor is checking hot water heater to replace because it is leaking some. Pre call 925-391-5581
MZ 12/3 Owner, Paula, called in. Changed from 12/30 to 1/20 11-2. Contractor will be on vacation so unit will not be ready until after

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244

MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244
CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

4.4 Other Rooms/Security
Remove keyed lock from right front bedroom door

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM

1.1 Living Room/Living Room Present
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

1.1 Living Room/Living Room Present
2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call owner 510-965-5974

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777

1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
MZ 12/3 Spoke with PM Scott. Unit is inhabitable. Tenants caused fire, no longer living in the unit. Unit will be ready in around March. Inspection cancelled

11/22/19 no show at 10:00am
1.1 Living Room/Living Room Present
CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
2/21/20 no show at 10am
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-28-20 Pre call 30 min prior 415-517-4727
1-9-20 Owner would like a pre call 30 min prior 925-708-2129
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail backyard steps
1.1 Living Room/Living Room Present
CH-1-2-20 Pre call 30 min prior 510-236-8366
3.12 Bathroom/Tub or Shower
Re caulk around tub bathroom in hall
3.4 Bathroom/Security
Secure loose outlet GFCI

1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars all bedrooms
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
1.1 Living Room/Living Room Present
12-23-19 No Entry
1.4 Living Room/Security
Install missing patio door handle
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re glaze rusted shower floor/drain master bathroom
4.5 Other Rooms/Window Condition
Repair cracked wind pane left front bedroom
1.1 Living Room/Living Room Present
CH-1-7-20 Spoke with owner said would like pre call 30 min prior 510-203-8733
12-23-19 No Entry
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
CH-10-25-19 R/S from 11-6-19 to 11-18-19 Owner will be out of town. Pre call 1 HR prior 925-323-7318
1/29/20 owner req R/S from 1/31 to 2/12 to be present for inspection
2/11/20 tenant went out of town, denying owner time to make repairs, moved to 2/28

3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
MZ 3/4 Tenant called in. Gated gate code is #9349 call for problems (724)205-3985

CH-2-7-20 Gated area call to gain access 724-205-3985. Please schedule for a Monday that is her day off work

2/7/20 no show at 10:45am
1.1 Living Room/Living Room Present
CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)
1.1 Living Room/Living Room Present
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
MZ 3/4 Owner, Jeff, called in. States he called prior to reschedule because the unit was not ready. Changed from No Entry to reschedule. Scheduled from 2/28 to 3/6 1-4 with a 30 min pre-call (510)387-9546 Jeff

CH-2-3-20 Pre call owner 30 min prior 510-387-9546
2/28/20 No Entry @ 12:00pm.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side steps

Install rails around side deck
1.1 Living Room/Living Room Present
1-17-20 No Entry 10:30AM
12-9-19 No Entry at 9:30AM
11-6-19 No Entry 10:45am
3-4-20 No Entry at 1:20pm
1.1 Living Room/Living Room Present
12-9-19 No Entry at 9:40am
11-6-19 No Entry 10:25am
2.10 Kitchen/Stove or Range with Oven
Clean range hood heavy grease build up
3.13 Bathroom/Ventilation
Replace missing ventilation covers master and hall bathrooms
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
12-16-19 No Entry at 12:15PM Vacant
MZ 12/12 Owner called in. Changed from 12/18 to 12/16. 11-2 Cant do Wednesdays.
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom ceiling
4.3 Other Rooms/Elecrtical Hazards
Install switch plate cover left front bedroom
4.5 Other Rooms/Window Condition
Remove window bars left front bedroom
1.1 Living Room/Living Room Present
12-18-19 No Entry at 12:20PM
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture front porch
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
1.4 Living Room/Security
Remove double cylinder lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.
4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
1.1 Living Room/Living Room Present
CH-12-17-19- pre call both numbers 510-849-7633 and 415-314-1556
12-6-19 No Entry at 2:15PM
CH-12-6-19 4:45PM owner call said no one show up
MZ 11/22 Owner, Jane, called in. Re-scheduled for 12/6 1-4

MZ 10/18 Owner, Jane, called in. 2nd reschedule. Changed from 11/6 to 12/2 11-2
2.10 Kitchen/Stove or Range with Oven
Secure ventilation cover
3.12 Bathroom/Tub or Shower
Re caulk around tub
4.4 Other Rooms/Security
Install missing strike plate bedroom door jam
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail for interior steps
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass in backyard
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:20pm
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
12-11-19 No Entry at 10:00am
11-8-19 No Entry at 11:15am
2.11 Kitchen/Refrigerator
Repair refrigerator door to close completely
3.7 Bathroom/Wall Condition
Remove black substance growing on walls
4.7 Other Rooms/Wall Condition
Remove excessive black substance growing on walls
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator
3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
1.1 Living Room/Living Room Present
CH-12-31-19 R/S from 1-8-20 to 1-20-20 owner states tenant is out of town. Pre call 30 min 510-508-8208
1.1 Living Room/Living Room Present
CH-1-22-20 no Fails prior date was a R/S this should be a Annual Reschedule
MZ 1/2 Owner, Wing Lee, called in. Tenants needs to take the day off for the inspection. Changed from 1/8 to 1/22 1-4 Pre-call 30 min prior (510)685-6707
2.5 Kitchen/Window Condition
Replace cracked window pane in kitchen
4.5 Other Rooms/Window Condition
bedroom window must open and close right rear
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
3.5 Bathroom/Window Condition
Repair damaged window sill
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
4.4 Other Rooms/Security
Repair patio screen door off track - RF
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4

CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed lock from bedroom door
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

4.5	Other Rooms/Window Condition
	Move items blocking bedroom window
7.4	Heating and Plumbing/Water Heater
	Connect TRP discharge line
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
	Repair inoperable smoke detector in hall
4.4	Other Rooms/Security
	Remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Re caulk around bathroom sink
3.12	Bathroom/Tub or Shower
	Re caulk around tub area
2.10	Kitchen/Stove or Range with Oven
	Clean range hood - tenant
	Replace range hood filter - owner
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFCI outlet
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
6.3	Building Exterior/Condition of Roof and Gutters
	Secure gutters and down spout side of house
1.1	Living Room/Living Room Present
	2-21-20 no entry
4.5	Other Rooms/Window Condition
	Move items king bedroom window
3.12	Bathroom/Tub or Shower
	Re glaze tub surface
1.1	Living Room/Living Room Present
	2-21-20 No entry at 2:00pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:35pm
1.1	Living Room/Living Room Present
	2-26-20 No entry at 1:40pm
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain
2.10	Kitchen/Stove or Range with Oven
	Repair right rear burner inoperable
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace missing thermostat
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail in hall
3.12	Bathroom/Tub or Shower
	Re caulk around tub
1.3	Living Room/Electrical Hazards
	Correct outlets with open ground all rooms
4.4	Other Rooms/Security
	Install missing striker plate left front bedroom
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector in hall
4.5	Other Rooms/Window Condition
	Window must open and hold right front bedroom
4.10	Other Rooms/Smoke Detectors
	Replace inoperable carbon monoxide detector
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
	Repair inoperable oven
3.12	Bathroom/Tub or Shower
	Re glaze tub surface cut hazard
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key lock from bedroom door center
4.4 Other Rooms/Security
Remove key lock from bedroom door master
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
3.5 Bathroom/Window Condition
Remove black substance from window
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
3.4 Bathroom/Security
Remove key lock from all bathroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
1-27-20 No Entry at 1:05PM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.7 Other Rooms/Wall Condition
Remove black substance from walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st floor hall
1.1 Living Room/Living Room Present
3/9/20 ppwk recd to show property sold
CH-12-2-19 R/S from 12-09-19 to 1/27/20
10-30-19 No Entry 11:35AM
2.10 Kitchen/Stove or Range with Oven
Install ventilation above range
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors in laundry room
4.4 Other Rooms/Security
Install door knob on kitchen and laundry room doors
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.5 Other Rooms/Window Condition
Install window lock left front bedroom window
4.8 Other Rooms/Floor Condition
Replace missing threshold right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR

2.10	Kitchen/Stove or Range with Oven
	Repair inop stove burners
2.12	Kitchen/Sink
	Recaulk around sink back splash
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
4.4	Other Rooms/Security
	Install missing striker plate - Center
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires - hall
4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold - Hall
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter
1.1	Living Room/Living Room Present
	CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
	Pre call 30 min prior 510-853-2685
4.6	Other Rooms/Celing Condition
	Remove black organic substance - All rooms
4.7	Other Rooms/Wall Condition
	Remove black organic substance - All rooms
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - All bedrooms
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover - LR
3.6	Bathroom/Ceiling Condition
	Remove black organic substance
3.5	Bathroom/Window Condition
	Remove black organic substance -
3.12	Bathroom/Tub or Shower
	Repair leaking control knob
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing foundation vent covers
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
1.6	Living Room/Ceiling Condition
	Remove black organic substance
1.1	Living Room/Living Room Present
	2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297
	2-21-20 Pre call 30 min prior 510-917-1297
4.4	Other Rooms/Security
	Remove keyed lock from interior door (All rooms)
3.4	Bathroom/Security
	Remove keyed lock from interior door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
6.4	Building Exterior/Condition of Exterior Surfaces
	Seal crawl space door
	Secure leaning fence (side and backyard)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 9:40AM
	CH-12-17-19 R/S from 1-3-20 to 1-27-20 owner and tenant will be out of the country
8.4	General Health and Safety/Garbage and Debris
	Ext. Yard = Garbage & Debris in Yard.
1.1	Living Room/Living Room Present
	1-27-20 No Entry at 1:30PM

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
1-31-20 No Entry at 11:35AM
CH-12-9-19 R/S from 12-9-19 to 12-18-19 owner states tenant is not there
10-30-19 No Entry 12:05PM
3-9-20 No Entry at 11:30am

1.3 Living Room/Electrical Hazards
Secure loose outlet to wall

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet drawers Damaged / Missing.

2.8 Kitchen/Floor Condition
Repair / replace torn / damaged flooring

3.5 Bathroom/Window Condition
repair rotted wood in window sill and frame

3.6 Bathroom/Ceiling Condition
Remove discoloration

4.4 Other Rooms/Security
Repair broken door
Replace missing closet door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm

1.1 Living Room/Living Room Present
2/7/20 no show at 10am

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am

1.1 Living Room/Living Room Present
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm

1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am

4.4 Other Rooms/Security
Remove keyed lock from interior door - All bedrooms

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.7 Other Rooms/Wall Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-13-20 R/S from 3-25-20 to 3-16-20 can not do Wednesday. Pre call 30 min prior925-588-9939. Must ware mask and gloves
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover - LF
4.5 Other Rooms/Window Condition
Repair broken window pane
4.6 Other Rooms/Celing Condition
Remove black organic substance

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
4.8 Other Rooms/Floor Condition
Repair damaged carpet - Hall
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Secure loose door gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

11/22/19 no show at 11:15am
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-8983
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon. Call 30min prior to Edi 510-734-4885
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 30 min prior510-409-8330
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

pre-call Daniel 510-685-7554

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-232-4527

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 415-272-7283

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-2-24-20 R/S from 3-2-20 to 3-16-20 repairs are done
4.4 Other Rooms/Security
Remove key locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re caulk around tub master bathroom
4.4 Other Rooms/Security
Repair right front bedroom door knob
4.6 Other Rooms/Celing Condition
Repair fan to function properly right rear bedroom
2.11 Kitchen/Refrigerator
Replace damaged refrigerator gasket
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
1.7 Living Room/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)

1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18

1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)

1.1 Living Room/Living Room Present
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Repair hole under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure

4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter

6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove

4.4 Other Rooms/Security
Remove key lock from center bedroom door

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.

1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.4 Other Rooms/Security
Remove key lock from left front bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

1.8 Living Room/Floor Condition
Repair damaged /torn carpet

4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4/3/20 owner reported parcel is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)

5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)

1.3 Living Room/Electrical Hazards
Light fixture not working

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm

1.1 Living Room/Living Room Present
2/14/20 no show at 11:55am
CH-1-23 spoke with inspector said call owner she told Bycha to not go that the tenant had an emergency had to her child to the hospital
MZ 1/17 Owner, Christine, called in. Needs a 45 min pre-call (510)333-7489

1.1 Living Room/Living Room Present
2/12/20 no show at 10:15am
CH-12-26-19 R/S from 1-15-19 to 2-12-19 Owner had to order the windows. Pre call 30 min prior 510-302-5462
MZ 10/3 Owner, Robert, called in. Needs to reschedule cant get a hold of the tenant. Changed from 10/4 to 10/11 1-4 with pre-call for PM (510)302-5462

4.4 Other Rooms/Security
Bedroom left front remove key lock from door

4.5 Other Rooms/Window Condition
Bedroom window repair to open & hold and repair inoperable window lock

5.2 Secondary Rooms/Security
Dining room repair window lock

6.4 Building Exterior/Condition of Exterior Surfaces
Secure and seal all foundation vent covers

7.4 Heating and Plumbing/Water Heater
Water heater install TRP discharge line

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/11/20 no show at 1:30pm
2/14/20 no show at 1:05pm
1-17-20 No Entry at 2:50pm
12-23-19 No Entry at 10:20AM

1.1 Living Room/Living Room Present
CH-4-14-20 Canceled owner occupied
3-9-20 No Entry 12:00pm Unit is vacant

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call Sheila 30 min prior 510-233-2524 or 510-714-7386
MZ 5/1 Owner called in. Requests that the inspector has a mask at the next inspection.

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 1PM-4PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with owner, Marry, changed from 5/6 to 6/15 9AM-12PM. Pre-call 30 min prior to John (510)367-0848

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
10/5/23 spoke with owner stated inspection was canceled also told tenant 1:15pm (no show)

MZ 5/4 PM, Perry, called in. Changed from 5/27 to 6/17 9-12 due to the concerns of COVID-19 Pre-call 30 min prior (510)593-3692

CH-3-4-20 Pre call 1 HR prior 510-722-7445
CH-1-31-20 R/S from 2-3-20 to 2-19-20 owner said not ready. Pre call 30 min prior 510-722-7449
11/22/19 no show at 10:10am
NE at 10:05 am on 6/17/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt (garage door)

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for the owner. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974

4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653

1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
pre-call 30 min prior (310)867-0221
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
MZ 3/16 PM ,Mike, called in. Due to concerns about COVID-19 changed from 3/20 to 4/24 1-4

CH-2-18-20 R/S from 2-21-20 to 3-20-20 Owner is out of town. Pre call 30 min prior 310-867-0221
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior 415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963
3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom
4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
1.4 Living Room/Security
Repair / replace damaged screen door
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 43-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CPre call 30 min prior 510-232-4527
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
H-3-25-20 R/S from 4-1-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms

6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-2-20 R/S from 3-4-20 to 3-20-20 owner broke arm. Pre call 30 min prior 510-847- 8640 or 510-524-5566

MZ 1/30 Linda called in in behalf of the owner. Owner needs to reschedule he has work that day. Changed from 2/5 to 2/24 1-4 with 30 min pre-call (510)847-8640 or (510)524-5566
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
6.1 Building Exterior/Condition of Foundation
Seal crawl space door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door
1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry
2.12 Kitchen/Sink
Faucet knob damaged/leakage.
3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821
5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/13 Owner, Kityee, called in. Due to COV-19 scare tenants who are in there 60s wont allow anyone in the unit at this time. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
1.1 Living Room/Living Room Present
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call
(510)388-6708

2/10/20 no show at 11am

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

1.1 Living Room/Living Room Present
3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom

4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
1.1 Living Room/Living Room Present
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls

4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.8 Bathroom/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.7 Living Room/Wall Condition
Living room repair water damaged areas
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors
3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock
4.4 Other Rooms/Security
Replace missing door knobs all bedrooms
4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door
7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass
8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood
8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:35pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.12 Kitchen/Sink
Repair seal around faucet in kitchen
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms
4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.5 Living Room/Window Condition
Repair damaged window frame sill
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top
2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket
2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.3 General Health and Safety/Evidence of Infestation
Infestation of rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
2-5-20 No Entry at 1:35PM
3-9-20 No Entry at 1:00pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall
4.4 Other Rooms/Security
Install missing striker plate - Center
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
1.1 Living Room/Living Room Present
MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs
1.1 Living Room/Living Room Present
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)
1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.6 Living Room/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Repair leaking control knob
3.5 Bathroom/Window Condition
Remove black organic substance -
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms
4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms
4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door- RR

4.5 Other Rooms/Window Condition
Install window lock

4.7 Other Rooms/Wall Condition
Remove black organic substance

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Secure loose outlet

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

1.1 Living Room/Living Room Present
CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 510-910-0589
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/16 PM, Daily, called in. Due to concerns about COVID-19 changed from 3/23 to 4/22 11-2
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675
4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door
4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage
1.1 Living Room/Living Room Present
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area tenant is Cathy call 415-879-5762
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-26-20 R/S from 3-30-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 925-858-5830
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-12-20 R/S from 2-14-20 to 2-19-20 owner said tenant would not be there. Pre call 30 min prior
415-879-5762 or 415-261-2525
CH-2-6-20 Gated area call 415-879-5762 or 415-261-2525
1-22-20 No Entry at 3:00pm
MZ 1/17 PM, Raquel, called in. Tenant wont be there today. Changed from 1/17 to 1/22 1-4

12-23-19 No Entry at 10:15AM

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

3.7 Bathroom/Wall Condition
Remove black discoloration from walls and ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heat control knob in bedroom

1.1 Living Room/Living Room Present
CH-6-5-20 Gated area call tenant able 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 11:50am on 6/8/2020

1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Unable to inspect left front bedroom

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-2956
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612
CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-8-20 Pre call owner 30 min prior 510-219-9777
5/5/20 rescheduled from 5/14 to 6/15 due to COVID-19
MZ 3/16 PM, Judy, called in. Tenants are elderly. Changed from 3/20 to 4/17 11-2
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

No Entry at 2:10PM

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.

4.6 Other Rooms/Celing Condition
Chipping / peeling paint on dining room ceiling
Remove black substance

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-26-20 to 7-1-20 per owner pre call Shea 510-685-7499 or 510-798-6607
CH-3-9-20 Pre call 30 min prior Shea 510-685-7499 or 510-798-6607
CH-2-21-20 R/S from 2-26-20 to 3-4-20. Pre call 30 min 510-323-6048 or 510-926-3369 Rey. Gated area
3/4/20 No Entry at 12:00pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)
4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for the owner, Mr. Goodwin. Due to COVID-19 concerns, changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.6 Bathroom/Ceiling Condition
Remove black discoloration from ceiling in hall bath

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane in garage

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-8-20 Due to the COVID 19. Pre call 30 min prior 510-235-6829

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors

3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector

5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)

3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.

2.12 Kitchen/Sink
Repair broken control knob

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door

4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 510-237-3517

4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
CH-3-4-20 R/S from 3-18-20 to 3-30-20 tenant has doctor app.
CH-1-6-20 R/S from 1-17-20 to 1-24-20 tenant is out of town. Pre call 30 min prior 510-237-3517
12-20-19 No Entry at 10:30AM

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in hall

2.11 Kitchen/Refrigerator
Must be present for inspection.

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior 510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525

8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall

3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/24 9-12

MZ 1/21 Owner, Sun Herman, called in. Changed from 1/22 to 1/31 9-12

MZ 1/2 PM, Howard, called in. No one will be available for inspection on 1/8. Changed to 1/22 1-4 with 30 min pre-call (510)367-4678

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/22 11-2 with pre-call Denise (510)715-5580
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-11-20 Pre call 30 min prior 510-715-5580
1-8-20 No Entry

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
pre-call Daniel 510-685-7554
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

1-17-20 No Entry at 12:45pm Gated
12-11-19 No Entry at 12:15pm Gated
11/20/19 no show at 12:10pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.(all bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.7 Kitchen/Wall Condition
Repair damaged baseboards
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
2.12 Kitchen/Sink
Repair leak under sink.
3.12 Bathroom/Tub or Shower
Recaulk around tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
4.4 Other Rooms/Security
Install patio door lock
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 6/10/20. Tenant refused

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

6.1 Building Exterior/Condition of Foundation
Seal crawl space door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair / replace back patio screen door

1.1 Living Room/Living Room Present
CH-2-19-20 Pre call 30 min prior 510-541-4436
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

1.8 Living Room/Floor Condition
Repair cracked floor tiles at Entry

2.12 Kitchen/Sink
Faucet knob damaged/leakage.

3.5 Bathroom/Window Condition
Repair damaged window sill

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-1-30-20 R/SW from 2-5-20 to 2-19-20 Owner will be out of town. Pre call 30 min prior 510-231-1437
5/5/20 rescheduled from 5/27 to 6/10 due to COVID-19

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19

4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 2-24-20 tenant in out of town. Pre call 510-367-6582
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
1.4 Living Room/Security
Adjust screen door to shut and latch properly
3.13 Bathroom/Ventilation
Repair inoperable ventilation - Hall
3.4 Bathroom/Security
Remove keyed lock on interior door - Hall
4.4 Other Rooms/Security
Repair patio screen door off track - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal
3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)
3.12 Bathroom/Tub or Shower
Reglaze tub surface
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)
1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am
1.4 Living Room/Security
Remove double cylinder deadbolt lock
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm
4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls
1.1 Living Room/Living Room Present
6/12/2020 OWNER CALLED PLEASE CALL 30MIN PRIOR 510-543-8899

CH-2-11-20 Pre call 1 HR prior 510-543-8899
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
3.12 Bathroom/Tub or Shower
Re caulk around tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail in hall
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19

1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197

CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-22-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974
CH-2-27-20 Pre call owner 510-965-5974
4.7 Other Rooms/Wall Condition
Repair closet doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass side yard
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)

1.1 Living Room/Living Room Present
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
1.1 Living Room/Living Room Present
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11/2020 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/12/20 spoke with landlord address invalid.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 2:00 pm on 6/12/20.

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.3 Bathroom/Electrical Hazards
Replace missing outlet cover

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.8 Other Rooms/Floor Condition
Repair damaged flooring

1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

(2/17 is a holiday, rescheduled)
MZ 1/15 Owner called in. Unit is not ready waiting on parts. Changed from 1/20 to 2/17 9-12 Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

CH-1-10-20 R/S from 1-13-20 to 1-20-20 tenant can not get off work. Pre call 30 min prior 408-439-5800
MZ 11/22 Kevin, owner, called in. Needs a pre-call 1hr prior (408)439-5800 or Sumchai (510)776-4963

3.7 Bathroom/Wall Condition
Repair damaged peeling paint Master bathroom

4.8 Other Rooms/Floor Condition
Stretch carpet to prevent trip hazard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-8-20 R/S from 1-10-20 to 1-24-20 tenant will not be there. Pre call 30 min prior 415-505-5426
CH-1-8-20 R/S from 1-10-20 to 1-13-20 tenant will not be there. Pre call 30 min prior 415-505-5426

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer

4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:15 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
1.1 Living Room/Living Room Present
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.12 Kitchen/Sink
Replace broken faucet handle
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 3/5 Owner, Jason, called in. FINAL RESCHEDULE. No one to be there for the inspection. Changed from 3/6 to 3/20 11-2.

CH-2-17-20 R/S from 2-19-20 to 3-6-20 owner can not make it
MZ 1/16 Owner, Jason, called in. His dad who does the inspections is very sick and cant make it. Changed from 1/20 to 2/19 1-4

10-2-19 No Entry 12:05pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom toilet loose repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink has low water pressure
4.10 Other Rooms/Smoke Detectors
No working smoke detector in bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
Left side of house repair gutter
6.4 Building Exterior/Condition of Exterior Surfaces
torn loose vent covers secure rear of house

peeling paint on house
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

Ldy. Rm. = Floor tiles Damaged/Deteriorating.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 3-30-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
CH-2-17-20 R/S from 2-21-20 to 2-19-20. per owner. Pre call 415-810-4821

5.4 Secondary Rooms/Other Potential Hazardous Features
Ldy. Rm. = Door Misaligned/off track

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.
Walls Damaged at Wtr. Htr., black substance on walls needs to be removed

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 510-253-3530

12-2-19 No Entry at 10:05am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

1.7 Living Room/Wall Condition
Living room repair water damaged areas

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen repair all missing cabinet doors

3.5 Bathroom/Window Condition
Bathroom repair windows to open close and lock

4.4 Other Rooms/Security
Replace missing door knobs all bedrooms

4.7 Other Rooms/Wall Condition
Dinning room complete repair to exposed walls

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair / seal crawl space door

7.4 Heating and Plumbing/Water Heater
Water heater extend TRP discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut grass

8.4 General Health and Safety/Garbage and Debris
Remove all garbage and debris, and cars, wood

8.7 General Health and Safety/Other Interior Hazards
Investigate strong odor coming from under unit

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call owner 30 min prior 415-604-8960
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
MZ 3/16 Owner, Rosend, called in. Unit is vacant and is under repairs. Changed from 3/25 to 4/22 9-12
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

1.1 Living Room/Living Room Present
CH-6-16-20 Pre call 30 min prior 415-604-8960
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Clean range hood - tenant
Replace range hood filter - owner
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re caulk around bathroom sink
3.12 Bathroom/Tub or Shower
Re caulk around tub area
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in hall
Repair inoperable smoke detector in hall
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.3 Building Exterior/Condition of Roof and Gutters
Secure gutters and down spout side of house
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.1 Bathroom/Bathroom Present
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
1.1 Living Room/Living Room Present
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
Please call 1hr prior 510-528-9167
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks
2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black organic substance
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

1.4 Living Room/Security
Repair / replace damaged screen door

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

2.3 Kitchen/Electrical Hazards
Replace light fixture cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Laundry room

1.1 Living Room/Living Room Present
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
1.1 Living Room/Living Room Present
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.5 Other Rooms/Window Condition
Install window lock - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
2.3 Kitchen/Electrical Hazards
Install light fixture cover
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Remove black organic substance
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19.
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
4.10 Other Rooms/Smoke Detectors
Replace all missing smoke detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace all missing smoke detectors in common areas

Install carbon monoxide in common area
3.12 Bathroom/Tub or Shower
Reglaze tub surface
1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
4.4 Other Rooms/Security
Repair door off hinges - CR
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
NE at 10:30 am on 6/18/20. Maintenance uses unit for storage.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/18/20. Unit being repaired.

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Linda, called in. Gated community

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:00 pm on 6/10/20. Gated

1.1 Living Room/Living Room Present
MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

1.1 Living Room/Living Room Present
MZ 6/19 Tenant called in with permission from the PM. Changed from 6/22 to 7/21 11-2

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

2.12 Kitchen/Sink
Repair hole under sink

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet right of sink

4.4 Other Rooms/Security
Remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-4-20 R/S from 2-5-20 to 2-12-20 tenant will not be there. Pre call 1hr 415-810-0550

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.8 Other Rooms/Floor Condition
Secure loose tiles in hall entry

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor

4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Lft msg on owners v/m R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

3.12 Bathroom/Tub or Shower
Repair hot water control knob

2.12 Kitchen/Sink
Repair defective dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-10-20 to 1-20-20 Owner is out of town. pre call 30 min prior 925-858-8518
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19

1.4 Living Room/Security
Remove double cylinder lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged/loose steps rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excess debris stoves, wood, furniture etc.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
Repair inoperable oven
3.12 Bathroom/Tub or Shower
Re glaze tub surface cut hazard
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
4.5 Other Rooms/Window Condition
Window must open and hold right front bedroom
1.1 Living Room/Living Room Present
MZ 6/22 PM, Silvana, called in. Needs a pre-call 30 min prior (510)236-8366

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

MZ 1/28 Owner, Virginia, called in. Requests the inspector be there first on the route.
1.6 Living Room/Ceiling Condition
Repair cracks in (hall & ceilings)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front and right rear burner
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-6-22-20 Pre call 30 min prior 510-847-5233
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.11 Kitchen/Refrigerator
Repair broken handle
3.7 Bathroom/Wall Condition
Remove black organic substance growing around shower walls
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/ neutral reverse
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide and smoke detectors - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair clogged drain
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking dishwasher
3.3 Bathroom/Electrical Hazards
Repair defective light switch - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector- Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:20 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 11:40 am on 6/22/20.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 6/22/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 6/22/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
1.3 Living Room/Electrical Hazards
Correct outlets with open ground all rooms
4.4 Other Rooms/Security
Install missing striker plate left front bedroom
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-2-21-20 Owner would like wo be first on route and pre call 30 min prior 510-685-5412
5/5/20 rescheduled from 5/22 to 6/19 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right rear burner inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

1.1 Living Room/Living Room Present
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944

1.1 Living Room/Living Room Present
CH-6-23-20 Pre call 30 min prior 510-685-7720
2/10/20 no show at 11:50am
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.8 Bathroom/Floor Condition
Replace missing threshold

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior I tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Replace busted door

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner - RF
2.3 Kitchen/Electrical Hazards
Replace missing outlet covers
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 11:15 am on 6/23/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
2.3 Kitchen/Electrical Hazards
Install missing outlet cover behind stove
4.4 Other Rooms/Security
Remove key lock from center bedroom door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-2-4-20 Pre call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove key lock from left front bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove excess debris and cut over grown grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
CH-3-30-20 Pre call 30 min prior 925-330-4772
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:00 pm on 6/23/20. PG&E has power turned off for the entire block.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite
4.5 Other Rooms/Window Condition
Install guick release for window bars
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair crack in bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from bedroom door

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable right front burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink 1/2 bathroom
3.7 Bathroom/Wall Condition
Make free of peeling paint hall bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
CH-2-17-20 Pre call 30 min prior 510-928-6348
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair right front burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rusted/damaged porcelain sink hall bathroom
1.1 Living Room/Living Room Present
CH-2-11-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time Pre call 510-219-3397 or 510-374-8101
1-3-20 No Entry at 9:35AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Secure loose door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
2-7-20 R/S from 2-12-20 to 2-24-20 owner need to inform tenants of date and time so they can get off work Pre call 30 min prior 510-219-3397
1-3-20 No Entry at 9:40AM
CH-12-9-19 R/S from 12-20-19 to 1-3-20 owner will be out of town. Pre call 510-219-3397
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated - secure
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector and smoke detector
4.4 Other Rooms/Security
Remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
secure/seal crawl space door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit rear
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFCI outlet in bathroom
4.5 Other Rooms/Window Condition
Repair bedroom window to open , close and lock
4.8 Other Rooms/Floor Condition
Repair damaged flooring
6.4 Building Exterior/Condition of Exterior Surfaces
Seal foundation vent covers
Repair/replace cover exterior outlet
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
4.5 Other Rooms/Window Condition
Move items blocking bedroom window
7.4 Heating and Plumbing/Water Heater
Connect TRP discharge line
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.12 Bathroom/Tub or Shower
Re glaze tub surface
4.5 Other Rooms/Window Condition
Move items king bedroom window
1.1 Living Room/Living Room Present
CH-2-6-20 R/S from 2-10-20 to 2-24-20 tenant is out of town. Pre call 30 min prior 510-813-4040 or 510-374-8101
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
7.4 Heating and Plumbing/Water Heater
Extend TPR discharge line to within 6 inches of drip pan
1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Repair inoperable oven
2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor
1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom
3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls
4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked
4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling master bathroom
4.4 Other Rooms/Security
Bedroom 3 locked unable to inspect
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
4.4 Other Rooms/Security
Remove keyed knob set
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 6/24 Owner, Ali, called in. Changed from 6/29 to 7/15 11-2. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.

MZ 3/3 Owner, Ali, called in. Changed from 3/9 to 3/16 1-4. Tenants daughter is living in the unit. Changed inspection date to give him time to turn in proof.
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2-5-20 No Entry at 1:40PM
3-16-20 No entry at 1:15pm
NE at 12:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
1.1 Living Room/Living Room Present
2/28/20 No entry at 11:00am.
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 11:10 am on 6/25/20.
6/22/20 reported as sold
1.5 Living Room/Window Condition
Repair to provide weathertight seal all windows
1.8 Living Room/Floor Condition
Replace damaged carpet , Repair loose threshold at entrance
2.5 Kitchen/Window Condition
Repair kitchen window sill
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged sink cabinet door
3.12 Bathroom/Tub or Shower
Re caulk around tub
3.7 Bathroom/Wall Condition
Repair cracks in walls
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair inoperable entrance gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged carpet all rooms
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Remove key lock from all bedrooms
1.1 Living Room/Living Room Present
1-6-20 No Entry at 10:15AM
CH-12-17-19 R/S from 12-18-19 to 1-6-20 owner is out of town
2/12/20 no show at 11am
3/11/20 no show at 11:50am
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 11:15 am on 6/25/20.
1.1 Living Room/Living Room Present
No Entry at 1:30PM
2/12/20 no show at 10:30am
3/11/20 no show at 12:15pm (tenant came to door wearing a gun and holster on his hip and being very aggressive toward inspector) "I do not feel safe conducting the inspection without the landlord or management present. "
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE on 6/25/20.
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Repair damaged lock in kitchen
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
Entry gate
1.1 Living Room/Living Room Present
MZ 2/24 Returned vm for owner, Gaby. Unit is not ready. Changed from 2/28 to 3/27 9-12 with pre-call 30 min prior (510)375-3271
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
4.4 Other Rooms/Security
Install strike plate and remove key lock
4.8 Other Rooms/Floor Condition
Repair damaged carpet in hall exposed track strip
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit ID on front door
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Michael, called in. Tenants wont be there on 7/27. Changed to 8/3 11-2
1.1 Living Room/Living Room Present
MZ 6/26 Spoke with PM, Kimberly. Changed from 7/17 to 8/13 9-12 due to concerns of COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.
8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor 2nd floor bathroom
4.4 Other Rooms/Security
Remove key lock from bedroom door master
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.13 Bathroom/Ventilation
Repair inoperable ventilation
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires side yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.4 Bathroom/Security
Remove key lock from all bathroom doors
3.5 Bathroom/Window Condition
Remove black substance from window
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling
4.4 Other Rooms/Security
Remove key lock from all bedroom doors
4.7 Other Rooms/Wall Condition
Remove black substance growing along walls
4.8 Other Rooms/Floor Condition
Remove black substance growing along Floor
6.4 Building Exterior/Condition of Exterior Surfaces
Remove black substance growing along outside of unit
1.1 Living Room/Living Room Present
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.1 Living Room/Living Room Present
CH-1-6-20 R/S from 1-15-20 to 2-7-20 Owner states repairs not done had to order a part.
2/7/20 no show at 11:45am
3-9-20 No Entry at 10:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
6/29/20 owner reported property is for sale, proof received.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-30-20 to 8-25-20 owner said because COVID 19. Pre call 30 min prior 510-506-2915
MZ 6/29 Owner, William, called in. Due to the concerns of COVID-19 tenant doesnt want inspection at this time. Changed from 6/30 to 7/30 9-12

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:25 am on 6/11/20. Gated
1.1 Living Room/Living Room Present
MZ 6/29 Owner called in. Tenants doctor states they are on self quarantine. Changed from 7/10 to 8/7 11-2

CH-4-30-20 R/S from 5-1-20 to 6-9-20 due to the COVID-19 Pre call 30 min prior 510-243-0712
CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Remove black organic substance around control knob

3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.5 Bathroom/Window Condition
Master bathroom window must open, close and lock
4.5 Other Rooms/Window Condition
Master bedroom repair window to open, close and lock
4.7 Other Rooms/Wall Condition
Repair closet doors off track hall
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism on toilet 1st floor
4.4 Other Rooms/Security
Remove key locked from bedroom door
4.8 Other Rooms/Floor Condition
Repair damaged/torn carpet on 2nd floor all rooms
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated

6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
2.12 Kitchen/Sink
Secure loose faucet
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard; Repair inoperable range hood fan
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

1.1 Living Room/Living Room Present
12-18-19 No Entry at 1:30PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

2.12 Kitchen/Sink
Repair seal around faucet in kitchen

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture all bedrooms

4.5 Other Rooms/Window Condition
Repair windows to provide weathertight seal all bedrooms

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable carbon monoxide detector in hall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

1.5 Living Room/Window Condition
Repair damaged window frame sill

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease on stove top

2.11 Kitchen/Refrigerator
Repair/replace damaged refrigerator door gasket

2.3 Kitchen/Electrical Hazards
Secure loose outlet GFCI

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector in all bedrooms

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.3 General Health and Safety/Evidence of Infestation
Infestation of rats

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair hole in entry hall wall

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
2/19/20 no show ar 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
1.7 Living Room/Wall Condition
Make free of peeling paint
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hall
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet at multiple thresholds -Hall
4.6 Other Rooms/Celing Condition
Repair water damaged area; Make free of peeling paint
1.1 Living Room/Living Room Present
2/19/20 no show at 1:30pm
1-20-20 No Entry at 1:00pm
12-18-19 No Entry at 2:15PM
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane; Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Seal crawl space door (Right side of house)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-2-10-20 R/S from 2-12-20 to 3-4-20 owner said tenant just had a baby. Pre call 30 min prior 510-860-5713
1-15-20 No Entry at 1:30pm
CH-1-3-20 R/S from 1-6-20 to 1-15-20
11-25-19 No Entry
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires - hall

4.4 Other Rooms/Security
Install missing striker plate - Center

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-28-20 owner unable to be there . Pre call 30 min prior 510-691-1809

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-2-20 to 7-30-20 owner has doctor appt. Pre call 30 min prior 510-908-2680
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

1.1 Living Room/Living Room Present
1-29-20 No Entry at 10:35
3-9-20 No Entry at 11:00am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front stairs

1.1 Living Room/Living Room Present
CH-2-5-20 R/S from 2-7-20 to 2-24-20 tenant will not be in town.
Pre call 30 min prior 510-853-2685
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

1.6 Living Room/Ceiling Condition
Remove black organic substance

3.12 Bathroom/Tub or Shower
Repair leaking control knob

3.5 Bathroom/Window Condition
Remove black organic substance -

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - All bedrooms

4.6 Other Rooms/Celing Condition
Remove black organic substance - All rooms

4.7 Other Rooms/Wall Condition
Remove black organic substance - All rooms

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing foundation vent covers

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
1.1 Living Room/Living Room Present
2/7/20 no show at 10am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Remove black organic substance
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass (side yard)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Install guide rails for closet doors. (Center)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
2/7/20 no show at 12:20pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
4.4 Other Rooms/Security
Remove keyed lock from interior door- RR
4.5 Other Rooms/Window Condition
Install window lock
4.7 Other Rooms/Wall Condition
Remove black organic substance
1.1 Living Room/Living Room Present
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
3.13 Bathroom/Ventilation
Replace missing ventilation cover

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4

1.1 Living Room/Living Room Present
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.1 Living Room/Living Room Present
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

1.1 Living Room/Living Room Present
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town

2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink. (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.4 Living Room/Security
Repair damaged screen door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
1.3 Living Room/Electrical Hazards
Light fixture not working
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/1/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/1/20.
1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-10 to 7-1-20 tenant has surgery on the 15th Pre call 510-387-7504
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19

CH-3-5-20 R/S from 3-9-20 to 3-20-20 tenant will not be there. Pre call 415-290-5439
1-13-20 No Entry at 2:30PM
2/12/20 no show at 2:15pm

1.4 Living Room/Security
Remove double cylinder deadbolt

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-2-20 Pre call 30 min prior 510-236-8366

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.5 Other Rooms/Window Condition
Replace cracked window pane - LR

3.4 Bathroom/Security
Remove keyed knob set

1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536

3.12 Bathroom/Tub or Shower
Recaulk tub.

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Recaulk sink back splash

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

3.5 Bathroom/Window Condition
Repair cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms

2.12 Kitchen/Sink
Replace missing control knobs

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/2/20. Landlord making repairs.

1.1 Living Room/Living Room Present
CH-6-1-20 R/S from 6-19-20 to 7-2-20 owner said not ready Pre call 30 min prior 510-325-4491
5/5/20 rescheduled from 5/21 to 6/19 due to COVID-19
CH-1-30-20 R/S from 1-31-20 to 3-4-20 advise him this is his last r/s He said tenant wont let him in to repair fails and that they have not pay rent for 5 months he is evict. Pre call 30 min prior 510-325-4491
MZ 12/11 Received an email from Soco asking to grant another reschedule for the owner. Called the owner, Francisco. Changed inspection from 12/16 to 1/27/2020 11-2

11-25-19 R/S from 12-2-19 to 12-16-19 tenant will not let owner in to do repairs.

4.4 Other Rooms/Security
Repair damaged door laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

8.7 General Health and Safety/Other Interior Hazards
Gas & Electric is off that is tenant responsibilities. Inspector could not do the inspection

1.1 Living Room/Living Room Present
MZ 6/3 Owner, Tsim, called in. Changed from 6/11 to 7/2 9-12 with pre-call (650)218-3675

4.4 Other Rooms/Security
Replace double cylinder deadbolt garage door

4.10 Other Rooms/Smoke Detectors
Replace batteries in carbon monoxide detector hall

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers garage

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

1.1 Living Room/Living Room Present
CH-7-6-20 Spoke with owner gave permission to talk to tenant to R/S. Tenant call in R/S from 7/16/20 to 8/24/20.

4.5 Other Rooms/Window Condition
Repair cracked window pane

3.12 Bathroom/Tub or Shower
Repair defective control knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Secure loose faucet

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps

3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR

7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover

6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall

3.8 Bathroom/Floor Condition
Install threshold between flooring types

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.5 Living Room/Window Condition
Replace cracked window pane
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/06/20.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 510-693-5444

1.1 Living Room/Living Room Present
CH-6-16-20 R/S from 6-19-20 to 7-6-20 due to the COVID 19 Pre call 415-751-6766
MZ 5/4 Owner, Louise, called in. Due to COVID-19 changed from 5/22 to 6/19 9-12

CH-2-12-20 R/S from 2-26-20 to 2-24-20 owner is off on Mondays. Pre call 30 min prior 415-751-6766
1.4 Living Room/Security
Remove double cylinder deadbolt
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/06/20. Spoke with landlord unit used as storage.
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 510-307-5709 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.1 Bathroom/Bathroom Present
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
4.4 Other Rooms/Security
Remove keyed knob set
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
2.8 Kitchen/Floor Condition
Repair damaged floor tile
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.5 Other Rooms/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 707-567-0747
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/7/20. Unit has new owner.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-8-20 Pre call 30 min prior 415-793-2090
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
4.4 Other Rooms/Security
Remove keyed knob sets
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 7/08/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-23-20 to 8-13-20 Pre call 30 min prior 510-517-3816
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
2.12 Kitchen/Sink
Repair defective faucet
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR
2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3	General Health and Safety/Evidence of Infestation Infested with roaches
3.6	Bathroom/Ceiling Condition Make free of peeling paint
5.3	Secondary Rooms/Electrical Hazards Cover exposed wires (Dining room)
1.3	Living Room/Electrical Hazards Secure loose outlet cover (behind couch)
4.5	Other Rooms/Window Condition Make free of peeling paint around frame and sill
3.6	Bathroom/Ceiling Condition Make free of peeling paint
4.6	Other Rooms/Celing Condition Make free of peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
3.6	Bathroom/Ceiling Condition Remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair heating unit leaking strong odor
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Re-glaze tub surface - cut hazard
4.4	Other Rooms/Security Install striker plate; Remove keyed lock from interior door.
2.12	Kitchen/Sink Correct low water pressure
3.6	Bathroom/Ceiling Condition Remove black organic substance
3.7	Bathroom/Wall Condition Remove black organic substance
3.12	Bathroom/Tub or Shower Remove black organic substance
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Re-caulk sink back splash
4.6	Other Rooms/Celing Condition Remove black organic substance (Hall entrance)
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence section in front yard
2.12	Kitchen/Sink Repair leak under sink
3.4	Bathroom/Security Remove keyed knob set
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Remove black organic substance
1.1	Living Room/Living Room Present NE at 11:35 am on 7/09/20
1.1	Living Room/Living Room Present NE at 2:20 pm on 7/09/20
1.1	Living Room/Living Room Present NE at 1:50 pm on 7/09/20. Gated

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

4.5 Other Rooms/Window Condition
Install window locks - LR

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)

4.4 Other Rooms/Security
Repair damaged patio screen door off track

3.5 Bathroom/Window Condition
Repair cracked window pane (Master)

4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated

2.10 Kitchen/Stove or Range with Oven
Repair defective oven element

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater

1.1 Living Room/Living Room Present
CH-6-9-20 R/S from 6-30-20 to 7-10-20 owner said tenant is sick. pre call 30 min prior 510-421-7318
CH-2-19-20 R/S from 3-2-20 to 3-6-20 owner can not make it on that day. Pre call 30 min prior 510-421-7318
CH-12-31-19 R/S from 1-8-20 to 1-17-20 owner will not be in town. pre call 30 min prior 510-421-7318
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from back yard (tenant)

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-19-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
MZ 12/18 Owner, Saleh, called in. Unit will not be ready. Changed from 1/13 to 2/12 9-12 with pre-call (415)481-7751

9-27-19 No Entry at 12:50pm

4.7 Other Rooms/Wall Condition
New fail on 2/12/20 - remove black organic substance on walls

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
Recaulk tub.

3.5 Bathroom/Window Condition
Remove black discoloration around window

4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Returned vm for PM, Dena. Due to concern of COVID-19 changed from 3/23 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover (Basement)

4.6 Other Rooms/Celing Condition
Repair holes in wall and ceiling (Basement)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Living room)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable stove burner
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair / replace damaged cabinet doors
3.12 Bathroom/Tub or Shower
Repair / replace leaking shower head
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector
5.2 Secondary Rooms/Security
Repair damaged screen door in laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-5-20 gated area call tenant Aaron 510-993-4277 to gain access
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-6-2-20 Pre call owner 30 min prior 415-618-9768
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-40-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection.

2.11 Kitchen/Refrigerator
Must be present for inspection.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence - backyard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Must be functioning for inspection.
1.1 Living Room/Living Room Present
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.7 Other Rooms/Wall Condition
Repair hole in wall. Left rear
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

CH-2-28-20 R/S from 3-6-20 to 3-18 owner is leaving out of town mother is very sick Pre call 30 min prior
510-350-6525
CH-2-3-20 R/S from 2-10-20 to 2-24-20. Owner has another appt. Pre call 30 min prior 510-350-6525
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet - Hall
3.5 Bathroom/Window Condition
Window must open and hold for ventilation- rear bathroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.7 General Health and Safety/Other Interior Hazards
Replace missing batteries in all smoke detectors in unit.
1.1 Living Room/Living Room Present
3/11/20 no show at 10:15am
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse - Hall
4.4 Other Rooms/Security
Remove keyed knob set (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair leaning and damaged sections of fence
1.1 Living Room/Living Room Present
CH-2-3-20 R/S from 2-5-20 to 3-6-20 Owner started eviction process. Pre call 30 min prior 510-388-5604
3-6-20 No Entry. Unit is under complete remodel.
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range/oven and range hood/light
1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed knob sets on all bedrooms
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-7-13-20 Spoke with property mgr said that tenant has her mother and kids because of the COVID 19
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
1.1 Living Room/Living Room Present
CH-7-13-20 Pre call 30 min prior 510-374-8653
5/4/2020 No number for owner. Notices mailed out for 6/12/2020 9am-12noon. Reschedule due to concerns of the COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/13 PM, Lloyd, called in. Needs a pre-call 30 min prior (510)374-8653
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear deck
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.13 Bathroom/Ventilation
Clean bathroom ventilation

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)

2.12 Kitchen/Sink
Repair dishwasher to drain properly

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

1.1 Living Room/Living Room Present
NE at 11:40 am on 7/13/20. Tenant refused

1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:45 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
NE at 2:35 pm on 7/13/20. Gated

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-23-20 to 8-24-20 Owner said tenant has COVID 19 Pre call 30 min prior 415-756-6438

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure hot water control knob. Repair caulking around back splash.

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner and changed from 5/6 6/11 9AM-12PM with 30 min pre-call (510)688-8018 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.12 Kitchen/Sink
Secure loose sink faucet; Repair inoperable garbage disposal

3.1 Bathroom/Bathroom Present
Reglaze tub surface - cut hazard

1.1 Living Room/Living Room Present
CH-6-9-20 Pre call owner 30 min prior 510-669-0195 or 510-410-6568

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.12 Bathroom/Tub or Shower
Reglaze tub surface

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors (all bedrooms)

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-5-20 R/S from 5-21-20 to 6-11-20 Owner is in China recovering from the COVID 19. Pre call 30 min prior 510-368-4387
2/21/20 no show at 10am

1.4 Living Room/Security
Remove double cylinder deadbolt lock

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 5/4 Winnie,PM, called in. Needs a pre-call 30 min prior (415)666-6178

MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/11 Owner, Daniel, called in. Changed from 3/23 to 4/6 1-4 tenant is out of town until April pre-call (415)472-4648

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain (1/2 bath)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RC & RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Hall)

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system

1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304

1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking

1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
5/4/2020 Number no good for owner. Reschedule due to COVID19. Mailed notices for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.12 Bathroom/Tub or Shower
Recaulk tub. (2nd floor)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (1st floor)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-5-4-20 R/S from 5-21-20 to 6-12-20 Due to the COVID-19. Owner pre call 30 min prior 510-965-5974

2-26-20 No entry at 9:50AM
CH-2-27-20 Pre call owner 510-965-5974
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19
3/20/2020 Owner Sonia called reschedule due to concerns of corona virus. Moved from 4/8/2020 to 4/24/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (Hall)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.
3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-222-6171
NE at 11:30 am on 7/7/20
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-15-20 pre call 30 min prior 510-504-4447
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-20-20 to 8-13-20 owner said tenant is moving out. Pre call 30 min 808-347-8262

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica
1.1 Living Room/Living Room Present
7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
2.11 Kitchen/Refrigerator
Replace damaged gasket
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.4 Living Room/Security
Replace damaged door knob (screen door)
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Rescheduled for 6/12/2020 9am-12noon. Due to concerns of COVID19. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism (1st floor Hall)
3.12 Bathroom/Tub or Shower
Recaulk tub - (1st floor Hall)
3.3 Bathroom/Electrical Hazards
Repair outlet with hot/neutral reverse (2nd floor)
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood fan and light
3.12 Bathroom/Tub or Shower
Secure loose covering around tub exterior
1.1 Living Room/Living Room Present
5/4/2020 Spoke with owner. Reschedule due to concerns of the corona virus. Moved from 5/11/2020 to 6/15/2020 11am-2pm. Owner confirmed.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood
3.6 Bathroom/Ceiling Condition
Repair buckling and peeling paint (front)
1.1 Living Room/Living Room Present
CH-6-12-20 Pre call 1 HR prior 415-608-3998
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
2.12 Kitchen/Sink
Replace broken faucet handle
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (2nd floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector (2nd floor hall)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose interior step
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-6-20 Pre call Jan 30 min prior 510-685-7720
1-6-20 No Entry at 2:00PM
NE at 1:50 pm on 6/19/20.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room - repair inoperable washing machine
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-22-20 to 8-25-20 Pre call 1 HR prior 707-373-0643
CH-6-4-20 R/S from 6-8-20 to 7-22-20 owner said tenant will not let inspector because she is high risk
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.2 Kitchen/Electricty
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.5 Bathroom/Window Condition
Repair inoperable window lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
4.4 Other Rooms/Security
Replace missing door knob - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.5 Bathroom/Window Condition
Repair damaged window sill
2.5 Kitchen/Window Condition
Replace cracked window pane
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20

MZ 3/16 Owner, Michelle, called in. Door isnt fixed. Changed from 3/18 to 4/1 11-2 with 30 pre-call for the owner (510)334-2021
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-7-17-20 Pre call gates area 415-939-1829
NE at 1:35 pm on 7/24/20. Landlord unable to access unit
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground
8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall
3.12 Bathroom/Tub or Shower
Re-caulk tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
1.1 Living Room/Living Room Present
NE at 1:30 pm on 7/17/20
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 408-431-7492 gate code 9349
NE at 2:45 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.4 Other Rooms/Security
Replace missing door knob - RR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
5.2	Secondary Rooms/Security
	Unable to inspect (Rear)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
2.8	Kitchen/Floor Condition
	Install threshold between flooring types
3.6	Bathroom/Ceiling Condition
	Repair large hole in ceiling
1.8	Living Room/Floor Condition
	Replace soiled / damaged carpet throughout unit
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install quick release or remove window bars
2.11	Kitchen/Refrigerator
	Replace damaged gasket
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail front steps
4.5	Other Rooms/Window Condition
	Remove window coverings blocking egress (All bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.4	Other Rooms/Security
	Remove keyed locks from all interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Ext. = Garbage & Debris around Unit.
1.1	Living Room/Living Room Present
	Repair damaged screen door - cut hazard
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.3	General Health and Safety/Evidence of Infestation
	Infested with roaches
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; Install filter cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detectors (All bedrooms)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
6.1	Building Exterior/Condition of Foundation
	Secure crawl space door
4.4	Other Rooms/Security
	Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
4.4 Other Rooms/Security
Replace missing door knob
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-27-20 to 7-31-20 Owner wants bot unit on same date
1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there

1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 3:00 pm on 7/23/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 6-30-20 to 8-6-20 Pre call 30 min prior 805-698-5944 gated area
MZ 5/1 Due to the concerns of COVID-19 changed from 5/6 to 6/11 11AM-2PM. No number for the owner sent notices.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:50 pm on 6/11/20. Gated
1.1 Living Room/Living Room Present
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat - (Basement)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.5 Bathroom/Window Condition
Repair damaged window sill (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.1 Living Room/Living Room Present
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

3.7 Bathroom/Wall Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.4 Living Room/Security
Remove double cylinder dead bolt

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.5 Other Rooms/Window Condition
Move items blocking egress - RF

2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage

4.5 Other Rooms/Window Condition
Repair damaged quick release

1.1 Living Room/Living Room Present
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
4.5 Other Rooms/Window Condition
Move items blocking window egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/21/20.
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19
NE at 11:00 am on 6/26/20. Tenant has been in contact with COVID-19.
4.4 Other Rooms/Security
Remove key lock from bedroom door center
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-882-0013
NE at 11:20 am on 7/15/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622

4.4 Other Rooms/Security
Repair closet doors off track - LR
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904
1.8 Living Room/Floor Condition
Replace worn and damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-910-0589
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair clogged drain
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.

1.1 Living Room/Living Room Present
CH-6-18-20 R/S from 6-24-20 to 7-22-20 per owner tenant is very sick. Pre call 30 min prior 510-501-4275
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
Repair / replace inoperable window crank

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

4.5 Other Rooms/Window Condition
Repair all windows to open, close and lock. (left front)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-28-20 to 7-24-20 owner has new tenant moving in on 7-25-20. Pre call 30 min prior 510-815-2356

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8/18/20 Pre call 30 min prior 707-621-1626.

1.1 Living Room/Living Room Present
CH-7-23-20 Pre call 30 min prior 510-406-3482

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock

4.5 Other Rooms/Window Condition
Remove black organic substance - LF

4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF

1.1 Living Room/Living Room Present
7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.5 Living Room/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
4.4 Other Rooms/Security
Repair busted door frame
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.11 Kitchen/Refrigerator
Replace missing interior shelving
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.4 Other Rooms/Security
Replace missing strike plate - LR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-815-2356
NE at 1:30 pm on 7/28/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
Property sold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/24/20. Gated
1.1 Living Room/Living Room Present
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-7-27-20 cancel per Jennifer record unit pass on 7/1/20.
Pre call 30 min prior 510-685-7499
5/5/20 rescheduled from 5/26 to 6/26 due to COVID-19
NE at 11:10 am on 6/26/20. Gated
6.3 Building Exterior/Condition of Roof and Gutters
Remvoe birds nesting in roof
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.3 Kitchen/Electrical Hazards
Install light fixture cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)

4.5 Other Rooms/Window Condition
Install window lock - RR

6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair

4.4 Other Rooms/Security
Install closet guiders - RR

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Repair closet doors off track

3.12 Bathroom/Tub or Shower
Repair leaking shower faucet; re-caulk around tub; replace missing back flow diverter

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)

4.4 Other Rooms/Security
Repair door off track - RF

4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
2.8 Kitchen/Floor Condition
Repair damaged threshold
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window must open, close and lock
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing vanity door - Hall
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.1 Living Room/Living Room Present
NE at 11:40 am on 7/27/20.
1.1 Living Room/Living Room Present
CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure loose toilet
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture in bedroom 1st floor
4.7	Other Rooms/Wall Condition
	Repair closet door off track on 3rd floor bedroom
4.10	Other Rooms/Smoke Detectors
	Repair inoperable smoke detector 2nd floor
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI outlet
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Replace missing thermostat cover
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair damaged rear steps
2.4	Kitchen/Security
	Remove double cylinder dead bolt
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
4.4	Other Rooms/Security
	Repair closet doors off track
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood fan; replace missing filter cover
4.4	Other Rooms/Security
	Unable to inspect; remove keyed locks from interior doors
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.6	Kitchen/Ceiling Condition
	Make free of peeling paint
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing sections of fence
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface - cut hazard
5.3	Secondary Rooms/Electrical Hazards
	Replace missing outlet cover
2.3	Kitchen/Electrical Hazards
	Repair inoperable GFI outlet (right of sink)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.4	Living Room/Security
	Repair damaged screen door - cut hazard
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair damaged faucet
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burner - LF
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable thermostat
1.6	Living Room/Ceiling Condition
	Repair water damaged area

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-7-29-20 Pre call 30 min prior 925-890-6393
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
4.5 Other Rooms/Window Condition
Must be free to open, close and lock; Repair inoperable window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/29/20. Tenant refused.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/29/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.
2.12 Kitchen/Sink
Secure loose sink faucet
4.4 Other Rooms/Security
Repair busted door frame 1st floor
7.4 Heating and Plumbing/Water Heater
Install TRP discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range oven light
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective flush mechanism (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:30 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:15 pm on 6/18/20. Unit being repaired.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior
510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-2-25-20 Pre call Jan 510-685-7720
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
NE on 6/10/20 spoke with landlord, tenant unavailable
NE at 10:00 am on 7/1/20.
NE at 10:34 am on 7/29/20. Unable to reach location, PG&E and Fire DEPT closed off street due to gas leak.
1.3 Living Room/Electrical Hazards
Light fixture not working

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous. (all baths)
5.3 Secondary Rooms/Electrical Hazards
Light Fixture Not Working. (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (2nd floor)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed. (garage)
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-15-20 to 7-20-20 do to carpet is not in yet. Pre call 30 min prior 510-932-1736
5/5/20 rescheduled from 5/19 to 6/15 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/19
NE at 2:20 pm on 6/15/20
1.8 Living Room/Floor Condition
Repair damaged /torn carpet
4.8 Other Rooms/Floor Condition
Repair damaged flooring laundry room
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior 925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-12-20 to 9-9-20 owner said tenant will not let any one in the unit due to COVID 19. Pre call 30 min prior 510-798-4448
NE at 2:10 pm on 7/24/20. Tenant refused
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
1.1 Living Room/Living Room Present
CH-7-31-20 Owner call gave permission to R/S if need to. Pre call 30 min prior Call tenant at 510-369-5096. 510-714-5790 or 415-931-1809
1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism; repair leaking tank (Master)

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 12:10 pm on 6/17/20

NE at 10:20 am on 7/31/20

1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light

2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.12 Kitchen/Sink
Kitchen sink drain has a major leak.
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace light fixture cover
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ent. Steps = Concrete Damaged.
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 510-236-8366
Pre call 30 min prior 415-272-8983
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 4-8-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/18
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink (Master)
3.12 Bathroom/Tub or Shower
Replace missing control knob; Repair clogged drain; Install tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

No Entry at 11:30AM
1.6 Living Room/Ceiling Condition
Repair ceiling cracks

2.10 Kitchen/Stove or Range with Oven
Install filter cover for range hood
2.8 Kitchen/Floor Condition
Repair / replace damaged floor tiles
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair cabinet doors in hall
1.1 Living Room/Living Room Present
CH-6-8-20 Pre call 30 min prior 415-260-3328
CH-4-3-20 R/S from 4-10-20 to 5-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair defective garage door
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
3.5 Bathroom/Window Condition
Replace damaged window crank - Hall
8.4 General Health and Safety/Garbage and Debris
Cut excessive grass and weeds in backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed knob sets (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-20 R/S from 4-1-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/19
5/5/20 rescheduled from 5/20 to 6/23 due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair hole; Make free of peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (all bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 7-10-20 to 7-31-20 Owner call in said no one there to let inspector in husband had to go to work and she can not be there has her 3 grandkids and 2 of them are babies
CH-4-30-20 R/S from 5-4-20 to 6-8-20 Due to the COVID -19. Pre call 30 min prior 510-375-6612

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install TPR discharge line to extend within 6 inches of catch pan.

1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Remove keyed lock from interior door

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042

4.4 Other Rooms/Security
Unable to insect- remove key lock

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.12 Bathroom/Tub or Shower
Re-caulk around tub

1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042

4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

2.12 Kitchen/Sink
Secure loose faucet

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.4 Living Room/Security
Repair damaged screen door - cut hazard

8.1 General Health and Safety/Access to Unit
Install unit address signage

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Repair missing section of fence

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-31-20 to 8-3-20 owner said tenant has Mondays off Pre call 30 min prior 415-272-7283
Pre call 30 min prior 415-272-7283
CH-3-24-20 R/S from 3-25-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (bathroom)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window bars or install quick release - RC

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20

4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18

CH-2-20-20 R/S from 2-28-20 to 3-20-20 owner can not make it that day Pre call 30 min prior 415-297-9339
CH-2-18-20 R/S from 2-26-18 to 2-28-20 owner can not make it. Pre call 30 min prior 415-297-9339

2.12 Kitchen/Sink
Repair defective dishwasher

3.12 Bathroom/Tub or Shower
Repair hot water control knob

4.4 Other Rooms/Security
Remove keyed lock; unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock - CF

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-21-20 to 8-3-20 Owner has appt . Pre call 30 min prior 510-541-3864
CH-6-16-20 Pre call 30 min prior 510-541-3864
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.1 Bathroom/Bathroom Present
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Never received a pre-call last time. Needs a pre-call 30 min prior (925)360-9525 gate code is #4231

CH-7-24-20 Pre call owner 925-360-9525 gated area code is # 4231
NE at 11:15 am on 7/24/20. Gated

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Repair leaking shower stem

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

4.5 Other Rooms/Window Condition
Replace missing window lock - RF

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR

7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
MZ 8/4 Jaunita, owner, called in. Needs a pre-call 1 hr prior (510)528-9167

Please call 1hr prior 510-528-9167
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Install striker plate; Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
MZ 8/4 Owner called in. Tenant doesnt want anyone in house due to concerns of COVID-19. Changed from 8/26 to 9/23
1.1 Living Room/Living Room Present
MZ 8/4 James, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
MZ 8/4 Pre-call 1 hr prior (707)621-1626
1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace leaking refrigerator
1.3 Living Room/Electrical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1	Living Room/Living Room Present NE at 1:00 pm on 8/04/20
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.11	Kitchen/Refrigerator Repair broken handle
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
3.3	Bathroom/Electrical Hazards Repair outlet with hot/ neutral reverse
3.7	Bathroom/Wall Condition Remove black organic substance growing around shower walls
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.10	Kitchen/Stove or Range with Oven Repair inoperable stove burners
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide and smoke detectors - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition Move furniture blocking window egress - (Master)
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breaker - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair clogged drain
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
2.12	Kitchen/Sink Repair inoperable garbage disposal; Repair leaking dishwasher
3.3	Bathroom/Electrical Hazards Repair defective light switch - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable carbon monoxide detector - Hall
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector- Hall
7.4	Heating and Plumbing/Water Heater Install TPR discharge line
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
5.4	Secondary Rooms/Other Potential Hazardous Features Replace inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater Connect TPR discharge line
1.3	Living Room/Electrical Hazards Replace missing outlet cover
2.10	Kitchen/Stove or Range with Oven Repair inoperable burner - RF
2.12	Kitchen/Sink Repair inoperable garbage disposal
2.3	Kitchen/Electrical Hazards Replace missing outlet covers

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Replace busted door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
1.1 Living Room/Living Room Present
CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
No Entry at 2:20PM vacant
2/14/20 no show at 11:30-am
3/11/20 no show at 12pm
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
NE at 1:30 pm on 6/25/20.
NE at 1:35 pm on 8/05/20.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-10-20 to 6-25-20 repair are not done
CH-2-27-20 Pre call PM 510-223-7777
5/5/20 rescheduled from 5/26 to 6/10 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-14-20 to 8-5-20 owner states stove will be in by 8-4-20. Pre call 30 min prior 510-719-4252 or 510-385-3877
5/4/2020 Spoke with owner confirmed 6/15/2020 11am-2pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fascia (rear)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (Garage)
3.12 Bathroom/Tub or Shower
Repair defective control knob
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:05 am on 6/17/20
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - RF
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring - LR
4.4 Other Rooms/Security
Remove keyed locks from interior doors - RR
4.5 Other Rooms/Window Condition
Repair cracked window pane
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Repair torn carpet - Hall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726

2.5 Kitchen/Window Condition
Repair cracked window pane

4.5 Other Rooms/Window Condition
Move furniture blocking egress

1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289

1.1 Living Room/Living Room Present
MZ 8/6 Owner called in. Needs a pre-call (415)200-8510

5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19

NE at 2:10 pm on 7/31/20

4.4 Other Rooms/Security
Remove keyed knob sets (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch

1.1 Living Room/Living Room Present
1-17-20 No Entry 2:15PM
12-20-19 No Entry at 11:50AM
3/2/20 No Entry at 2:30pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners;

2.12 Kitchen/Sink
Repair leak under sink; Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Recaulk around tub - 2nd floor

3.6 Bathroom/Ceiling Condition
Remove black organic substance - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector on 1st floor
6.1 Building Exterior/Condition of Foundation
Cut excessive grass and weeds; Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
2.12 Kitchen/Sink
Secure loose faucet
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
NO Entry at 11:05AM
3/2/20 No Entry 2:35pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 1:00 pm on 6/24/20. Tenant refused
NE at 9:50 am on 8/06/20. Tenant refused

2.11 Kitchen/Refrigerator
Replace gasket on refrigerator

3.6 Bathroom/Ceiling Condition
Remove black substance from bathroom walls investigate leak from 2nd floor bathroom

3.7 Bathroom/Wall Condition
Remove black substance from bathroom walls

4.4 Other Rooms/Security
Unable to inspect left front bedroom door locked

4.5 Other Rooms/Window Condition
Install quick release remove window bars 1st floor

1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs

2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Remove keyed knob set

7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater

1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 tenant husband is sick. Pre call 30 min prior 510-409-8330
CH-5-4-20 R/S from 5-15-20 to 6-8-20 Due to the COVID 19 Pre call 30 min prior 510-409-8330
Pre call 30 min prior510-409-8330
CH-3-20-20 R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
CH-6-5-20 R/S from 6-8-20 to 6-24-20 owner said tenant does not want the inspection now. Pre call 30 min prior 415-867-8336
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

1.3 Living Room/Electrical Hazards
Secure and repair light fixture/ fan

4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:40pm on 6/8/2020

4.4 Other Rooms/Security
Remove keyed knob set - 2nd floor

4.8 Other Rooms/Floor Condition
Repair torn carpet at threshold - 1st floor

4.10 Other Rooms/Alarm System
Repair inoperable carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
2-26-20 No entry at 1:40pm
5/5/20 rescheduled from 5/22 to 6/26 due to COVID-19

3.4 Bathroom/Security
Remove keyed locks from interior doors. (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors on basement level; Remove exposed wires (garage)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard steps

1.1 Living Room/Living Room Present
CH-6-10-20-Pre call owner 30 min prior 510-701-2685
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/10/20. Gated

7.4 Heating and Plumbing/Water Heater
Extend discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 5/20 Spoke with the owner. Due to concerns with COVID-19 changed from 6/8 to 7/1 9-12

CH-5-4-20 Spoke with owner R/S from 5-21-20 to 6-8-20 Due to the COVID-19
MZ 2/12 PM, Helen, called in. Cant get a hold of the tenant for the inspection. Changed from 2/21 to 3/2 11-2 with 30 min pre-call (510)541-3358
3/2/20 No Entry 11:30am

2.11 Kitchen/Refrigerator
Replace damaged gasket

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector (Master)

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock (laundry room)
6.1 Building Exterior/Condition of Foundation
Seal crawl space door and all gaps in foundation
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call 30 min prior 510-501-3307
2.3 Kitchen/Electrical Hazards
Repair faulty breaker or cap off inoperable kitchen outlets
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon.
Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

1.1 Living Room/Living Room Present
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999

1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20

1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard

1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners

2.12 Kitchen/Sink
Recaulk around sink back splash

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob

4.4 Other Rooms/Security
Install guiders for closet doors. LR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
8/29/19 R/S per IKuan. Property has open code case. Moved to March 2020. Upon notification of Code Pass, will pass RRIP same date.
3/2/20 No Entry at 9:50am
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.11 Kitchen/Refrigerator
Refrigerator Mildewed.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover plate
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rear stairs and deck
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 6-23-20 to 7-1-20 Tenant will be out of town
2.10 Kitchen/Stove or Range with Oven
Repair defective range burner - Right rear
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Alarm System
Install smoke and carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed knob set (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in panel box
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Replace inoperable window lock (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - RF
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Recaulk sink back splash
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.10 Other Rooms/Alarm System
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
2.12 Kitchen/Sink
Replace missing control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Unable to inspect all rooms
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-6-20 to 8-7-20 owner gave permission to talk and schedule with the tenant. Tenant ph# 510-672-3193
CH-6-4-20 R/S from 6-17-20 to 6-26-20 owner states tenant can only have it on a Friday
CH-4-20-20 R/S from 5-19-20 to 6-17-20 Due to CIVID 19. Pre call 30 min prior 510-558-8899
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
4.5 Other Rooms/Window Condition
Install window locks - LR
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excessive grass
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call (510)697-0152
1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture. (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20
2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20
2.8 Kitchen/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room
1.1 Living Room/Living Room Present
CH-6-15-20 Pre call 30 min prior 415-609-8725
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:15 am on 6/11/20. Gated
3.13 Bathroom/Ventilation
Replace missing ventilation cover
1.1 Living Room/Living Room Present
CH-6-22-20 R/S from 7-16-20 to 7-2-20 owner will be out of town
CH-6-22-20 Pre call 30 min prior 510-541-8536
3.12 Bathroom/Tub or Shower
Recaulk tub.
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.6 Other Rooms/Celing Condition
Remove black organic substance - (rear)

4.4 Other Rooms/Security
Remove keyed knob set
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken window - cut hazard. (Backyard storage)
2.12 Kitchen/Sink
Replace damaged P-trap
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlets with open- ground
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.3 Other Rooms/Elecrtical Hazards
Correct outlets with open- ground
2.8 Kitchen/Floor Condition
Repair damaged floor tile
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.4 Living Room/Security
Replace missing patio door handle
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st floor Hall
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 510-932-3471 owner
NE at 1:20 pm on 8/05/20
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right wall)
3.12 Bathroom/Tub or Shower
Reglaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair and replace rotted boards in rear deck and steps
1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
4.5 Other Rooms/Window Condition
Make free of peeling paint around frame and sill
4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 8/11 Michael, maintenance, called in behalf of the owner. Needs more time for repairs. Changed from 8/18 to 8/31 9-12
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.6 Bathroom/Ceiling Condition
Remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heating unit leaking strong odor
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
1.8 Living Room/Floor Condition
Replace damaged torn carpet
2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track
2.7 Kitchen/Wall Condition
Repair large hoe in wall
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Replace busted frame and door right front bedroom
4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom
4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms
8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room
1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 6/12/20.
1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
1.1 Living Room/Living Room Present
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair damaged window frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Install seismic straps
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20
4.6 Other Rooms/Celing Condition
Repair water damaged area
4.7 Other Rooms/Wall Condition
Repair large cracks in wall

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated
2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.1 Bathroom/Bathroom Present
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
1.1 Living Room/Living Room Present
MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

1.1 Living Room/Living Room Present
MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
CH-7-24-20 R/S from 7-29-20 to 9-24-20 due to the COVID 19. Pre call 30 min prior 530-417-5944
CH-6-23-20 R/S from 7-16-20 to 7-29-20 owner said tenant will not be there. Pre call 30 min prior 530-417-5944
1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Unable to inspect
3.5 Bathroom/Window Condition
Repair broken window pane (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.5 Living Room/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 10:25 am on 7/16/20. Tenant is sick.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:15 am on 8/13/20

2.10 Kitchen/Stove or Range with Oven
Repair / replace inoperable oven
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Door Damaged / Missing.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.5 Bathroom/Window Condition
Remove black discoloration around window
4.4 Other Rooms/Security
New Fail 7/10/20 - remove double cylinder dead bolt lock (laundry room)
4.8 Other Rooms/Floor Condition
Repair damaged sub-flooring in hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/22/20.
NE at 1:20 pm on 8/13/20
1.1 Living Room/Living Room Present
CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated
1.1 Living Room/Living Room Present
CH-7-9-20 Pre call 30 min prior 510-395-6752
CH-6-9-20 R/S from 6-9-20 to 7-10-20. Pre call 30 min prior 510-934-8161
5/1/2020 No number for owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15

11/22/19 no show at 11:15am
NE at 1:00 pm on 7/10/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood and light.
2.12 Kitchen/Sink
Repair broken control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door.
3.12 Bathroom/Tub or Shower
Replace leaking and damaged shower stem.
4.10 Other Rooms/Smoke Detectors
Install C02 detectors - living room
4.5 Other Rooms/Window Condition
Remove window bars or install quick release. (left rear)
5.2 Secondary Rooms/Security
Repair damaged screen and missing knob - laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair holes in wall and damaged baseboard. (Basement)
7.4 Heating and Plumbing/Water Heater
New Fail on 7/10/20 - Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-6-5-20 Pre call 30 min prior 510-221-7023
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance. (RR bedroom)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance. (all bedrooms)
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
CH-3-20-20 R/S from 3-18-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 1:45 pm on 6/9/20.
NE at 3:00 pm on 6/26/20. Tenant refused
NE at 1:50 pm on 7/21/20.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFCI outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = move items around water heater to provide access for inspection
1.1 Living Room/Living Room Present
CH-7-31-20 R/S from 8-5-20 to 8-13 owner needs more time to do the repairs. Pre call 30 min prior
925-683-8034
2.10 Kitchen/Stove or Range with Oven
Repair defective rang hood fan; Repair inoperable burner - RR
3.3 Bathroom/Electrical Hazards
Replace missing light fixture cover
3.6 Bathroom/Ceiling Condition
Remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Unable to inspect storage area; Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Repair damaged water heater closet
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Correct low water pressure
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
CH-8-14-20 Pre call 30 min prior 510-236-8366
3.4 Bathroom/Security
Remove keyed knob set
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284
1.1 Living Room/Living Room Present
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
3.8 Bathroom/Floor Condition
Install missing threshold

4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
2.8 Kitchen/Floor Condition
Install threshold between flooring types
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
NE at 1:05 pm on 8/14/20. Tenant not notified
1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
MZ 8/17 Owner, Peter, called in. Tenant in the hospital. Changed from 8/18 to 9/16 1-4 with pre-call (510)882-8962
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.12 Kitchen/Sink
Repair defective faucet

2.3 Kitchen/Electrical Hazards
light fixture hanging by wires; repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.8 Kitchen/Floor Condition
Replace missing tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19 Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track

6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers

7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard

1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm. Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated

8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.5 Other Rooms/Window Condition
Move items blocking window egress - LR

2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

4.4 Other Rooms/Security
Unable to inspect; remove keyed lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/17/20. Unit occupied by owner.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-7-10-20 R/S from 8-10-20 to 8-17-20 Owner said will not be there Pre call 1 HR prior 415-301-8413
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.4 Other Rooms/Security
Remove keyed knob sets
1.1 Living Room/Living Room Present
CH-8-18-20 Pre call 30 min prior 510-585-6713
2.12 Kitchen/Sink
Repair leak under sink; Repair damaged dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs (Master)
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window crank; Investigate and remove black organic substance (Basement)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
1.1 Living Room/Living Room Present
CH-8-18-20 Change time to 1:00 to 4:00PM
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
1.1 Living Room/Living Room Present
NE at 2:20 pm on 7/09/20
3.8 Bathroom/Floor Condition
Install missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-28-20 to 8-18-20 due to COVID 19. Pre call 30 min prior 510-812-4055
NE at 1:15 pm on 8/18/20.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk sink back splash

3.12 Bathroom/Tub or Shower
Remove black organic substance

3.6 Bathroom/Ceiling Condition
Remove black organic substance

3.7 Bathroom/Wall Condition
Remove black organic substance

4.6 Other Rooms/Celing Condition
Remove black organic substance (Hall entrance)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence section in front yard

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat (Basement)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Security - Double Cylinder Unit Door Lock must be removed.

1.3 Living Room/Electrical Hazards
Secure loose outlet cover (behind couch)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair deteriorating cabinet drawer

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Install threshold between different floor types - LR

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (Dining room)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 6/26 Owner, Susan, called in. Changed from 6/29 to 7/15 11-2. Gives tenant permission to change inspection dates as needed

3/2/20 No Entry at 3:20pm
NE at 12:00 pm on 7/15/20.

8.4 General Health and Safety/Garbage and Debris
Remove excess debris garbage and furniture from backyard (tenant)

1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.

1.1 Living Room/Living Room Present
MZ 8/19 Owner, Fernando, called in. Tenant is sick. Changed from 8/24 to 9/23 1-4.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat - 2nd floor
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - 2nd floor
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Repair closet door off track - LR;
Repair closet door off track - RF
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover - LR
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Replace damaged closet door guiders
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.8 Other Rooms/Floor Condition
Replace damaged carpet - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace damaged gasket (freezer)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Mark, called in. Call tenant for pre-call Christella Dailey (510)685-6289. Gated community call for access.

CH-6-23-20 Spoke with owner said to call 30 min prior l tenant for access 510-612-0095 Kim
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
MZ 3/16 Owner, Mark, called in. Lives in Michigan and does not want to fly right now due to COVID-19. Changed from 4/3 to 5/1 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
NE at 11:30 am on 6/15/20. Gated
NE at 10:15 am on 7/16/20.
NE at 2:00 pm on 8/13/20. Gated

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.

4.4 Other Rooms/Security
Repair damaged patio screen door

6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit

8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat

1.1 Living Room/Living Room Present
MZ 8/20 Pamela needs a pre-call 30 min prior (415)246-2400

3.4 Bathroom/Security
Remove keyed knob set - 1st floor

4.4 Other Rooms/Security
Remove keyed lock from interior door - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

1.6 Living Room/Ceiling Condition
Repair water damaged area

3.13 Bathroom/Ventilation
Clean bathroom ventilation

3.7 Bathroom/Wall Condition
Make free of peeling paint

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.8 Other Rooms/Floor Condition
Replace damaged / torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.

3.12 Bathroom/Tub or Shower
Repair shower doors off track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for backyard stairs
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 5/1 Due to the concerns of COVID-19 spoke with the owner, David, and changed from 5/6 6/11 9AM-12PM with 30 min pre-call PM Anthony(323)828-0714 owner has multiple properties scheduled for the same day.

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE on 6/11/20 - Spoke with property manager. Units unavailable for inspection.
NE on 6/30/20. Spoke with property manager. Units unavailable for inspection.
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-7-20 to 7-13-20 owner will be out of town. Pre call 30 min prior 510-703-1628
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor
2.12 Kitchen/Sink
Repair dishwasher to drain properly
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable base board heat - (dinning room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:55 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet covers - (garage)
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair outlet hanging by wires - garage
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:30 pm on 7/14/20
NE at 1:45 pm on 8/20/20.
2.8 Kitchen/Floor Condition
Replace damaged floor tiles.

3.12 Bathroom/Tub or Shower
Remove black organic substance
3.3 Bathroom/Electrical Hazards
Replace missing outlet cover
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RF
4.4 Other Rooms/Security
Remove keyed lock from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged flooring (Hall)
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover; Remove exposed wires (garage)
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutters around unit
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged/ leaning fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
Unit is secondary unit at 224 Alamo

5/4/2020 Left detailed message on voicemail for owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:15 pm on 7/14/20. This address is invalid.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink; Repair damaged caulking
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message on owners voicemail. Reschedule due to COVID19. Moved from 5/11 to 6/12/2020 11am-2pm. Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.12 Bathroom/Tub or Shower
Recaulk tub.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:00 pm on 6/17/20
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps (Basement)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-6-20 Pre call 30 min prior Pete 510-734-8556
5/4/2020 Spoke with owner. Reschedule due to concerns of COVID19. Moved from 5/11 to 6/12/2020 1pm-4pm.
Notices mailed out.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

1.5 Living Room/Window Condition
Replace cracked window pane

2.1 Kitchen/Kitchen Area Present
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install smoke detector (Hall)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane; repair holes in wall (laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-ground

8.10 General Health and Safety/Site and Neighborhood Conditions
Install carbon monoxide detector - Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

4.4 Other Rooms/Security
Replace damaged closet door guiders (All bedrooms)

2.1 Kitchen/Kitchen Area Present
Replace cracked floor tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer

3.12 Bathroom/Tub or Shower
Re-caulk tub

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 8-5-20 to 8-20-20 owner order carpet not in yet Pre call 30 min prior 510-334-5904 or 408-266-5492
CH-6-9-20 R/S from 6-10-20 to 6-25-20 tenant still sick Pre call 30 min prior 408-266-5492
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

MZ 3/10 Owner called in. Tenant is very sick. Changed from 3/11 to 3/25 9-12 Pre-call 30 min prior (408)266-5492 (510)334-5904

MZ 2/24 Owner, Asencion Gastelum, called in. States she spoke with Claudia to change to 3/11 but it isnt changed. Needs the 3/11 appointment when it gets rescheduled. Per Jeniffer, changed from 2/24 to 3/11 9-12. Pre-call 30 min prior (408)266-5492 (510)334-5904

1.8 Living Room/Floor Condition
Replace worn and damaged carpet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-27-20 to 9-17-20 Owner due to COVID 19 tenant is at high risk. Pre call 30 min prior 510-734-2962

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

2.4 Kitchen/Security
Remove double cylinder deadbolt lock

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
5.2 Secondary Rooms/Security
Replace missing door knob - Garage
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease - fire hazard; clean range hood excessive grease - fire hazard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Correct low water pressure
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 8/21/20. Owner occupied.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 9/28 Dail, Owner, called in. Needs a pre-call 30 min (510)846-0133

MZ 8/24 Owner, Dail, called in. Changed from 9/22 to 9/29 11-2

NE at 10:25 am on 7/16/20. Tenant is sick.
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover; replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Re-caulk around tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.4 Living Room/Security
Repair damaged screen door
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
6-11-20 R/S from 6-25-20 to 6-19-20 Pre call 30 min prior Joyce 510-221-8528 gated area
2/10/20 no show at 12:20pm
3-9-20 No Entry 12:45pm
5/5/20 rescheduled from 5/22 to 6/25 due to COVID-19
NE at 12:45 pm on 7/31/20
NE at 9:30 am on 8/24/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/ light
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19
MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:30 am on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
1.1 Living Room/Living Room Present
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose steps - Rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose stairs (rear)
1.1 Living Room/Living Room Present
CH-7-23-20 spoke with owner R/S from 7-31-20 to 8-24-20 Pre call 30 min prior 510-381-0511
CH-6-15-20 pre call 30 min prior 510-381-0511
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Remove black organic substance
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock
4.5 Other Rooms/Window Condition
Remove black organic substance - LF
4.6 Other Rooms/Celing Condition
Make free of peeling paint - LF
1.1 Living Room/Living Room Present
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove key lock from laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-301-7725
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass; Remove excess foliage
1.1 Living Room/Living Room Present
MZ 8/25 Owner, Jas, called in. Unit is not ready. Changed from 8/25 to 9/22 1-4 with pre-call (510)701-2685

CH-7-20-20 R/S from 7-22-20 to 8-25-20 unit not ready
CH-6-10-20 R/S from 6-16-20 to 7-22-20 owner states repairs are not done had to order parts and they are saying 4 to 6 weeks. Pre call 30 min prior 510-701-2685
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
1.1 Living Room/Living Room Present
CH-8-25-20 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
MZ 6/24 Owner, Hector, called in. Tenants tested positive for COIVD-19. Changed from 6/24 to 7/30 9-12. Sent new notice.

3/2/20 No Entry at 3:00pm
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 10:00 am on 7/29/20.
NE at 11:00 am on 8/25/20

2.10 Kitchen/Stove or Range with Oven
Repair all burners to self ignite

4.5 Other Rooms/Window Condition
Install guick release for window bars

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard (tenant)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.

1.1 Living Room/Living Room Present
CH-7-15-20 Pre call 1 HR prior 510-501-2315
2.12 Kitchen/Sink
Repair leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.11 Kitchen/Refrigerator
Replace missing handle; Secure loose gasket
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture; Replace missing light fixture globe
2.2 Kitchen/Electricty
Repair inoperable light fixture
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.5 Bathroom/Window Condition
Repair inoperable window lock
8.10 General Health and Safety/Site and Neighborhood Conditions
Notify owners of the house next door that water is constantly leaking from spigot in backyard causing excess foliage to grow over the fence and into the yard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris - Front yard
1.1 Living Room/Living Room Present
CH-7-14-20 Pre call 1 HR prior 408-802-3304
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors 1st and 2nd floor - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Replace missing door knob - RR
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose boards in side steps; Install handrail front steps
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
2.5 Kitchen/Window Condition
Replace cracked window pane
3.5 Bathroom/Window Condition
Repair damaged window sill
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

4.7 Other Rooms/Wall Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Janette , called in. Repairs arnt made due to fires. Changed from 9/4 to 10/5 1-4

6/17/2020 Spoke with Janette received letter with the wrong date. Merisa was supposed to have rescheduled for 7/23/2020 not 6/23/2020. Moved from 6/19/2020 to 7/23/2020 1pm-4pm. Tenant will be there for inspection.

MZ 6/15 Janette, owner, called in. Owner gives permission for the tenant to reschedule inspection as needed. Changed from 6/19 to 6/23

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Repair busted door frame
1.1 Living Room/Living Room Present
MZ 8/26 Owner, Nany, called in. Needs a pre-call 30 min prior (510)206-7588

NE at 11:15 am on 8/17/20.
3.12 Bathroom/Tub or Shower
Repair leaking control knob - 2nd floor
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors on 1st and 2nd floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install address signage
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call 30 min prior 510-220-6118
1.1 Living Room/Living Room Present
CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.
1.3 Living Room/Electrical Hazards
Cover exposed wires
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.
1.4 Living Room/Security
Repair / replace damaged screen door
4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-8-27-20 Pre call 30 min prior 510-685-1083
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
NE at 12:00 pm on 6/29/20.
NE at 10:30 am on 8/7/20

8/27/20 property vacant and listed for sale
2.10 Kitchen/Stove or Range with Oven
Repair inop stove burners
2.12 Kitchen/Sink
Recaulk around sink back splash
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob
4.4 Other Rooms/Security
Install guiders for closet doors. LR
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-13-20 to 9-13-20 due to COVID 19
CH-7-15-20 R/S from 7-17-20 to 8-13-20 Pre call 30 min prior 415-730-6127
8/27/20 property sold, new owner occupying unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 8/14/20
8/27/20 owner occupied
1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
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1.1 Living Room/Living Room Present
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity - RF 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
Repair inoperable ventilation - 2nd floor hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/27/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 916-717-1318
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:55pm on 6/8/2020
NE at 1:00 pm on 6/25/20. Locked front gate
NE at 10:15 am on 8/06/20. Gated
NE at 9:50 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
MZ 8/28 Owner called in. Unit is ready. Changed from 9/17 to 9/3 9-12

CH-8-27-20 R/S from 9-1-20 to 9-27-20 owner not done with repairs. Pre call 30 min prior 510-478-3502
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover - RR
4.4 Other Rooms/Security
Replace missing door knob - RR
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - RR
5.2 Secondary Rooms/Security
Unable to inspect (Rear)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation
1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Correct low hot water temperature
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-685-7720
NE at 12:45 pm on 7/08/20.
NE at 11:00 am on 8/17/20.
1.1 Living Room/Living Room Present
CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
CH-8-28-20 Pre call 30 min prior 510-758-6409
4.4 Other Rooms/Security
Remove keyed lock from interior door - LR
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LF
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952.
NE at 1:00 pm on 8/18/20. Property manager will be unavailable until 9/15/20.
1.1 Living Room/Living Room Present
CH-9-15-20 spoke with pm cancel inspection due to tenant works nights and sleep in the day exchange #6 with # 3
MZ 9/10 PM, Tracy, called in. Needs to change the pre-call number. CALL GLENDA (925)548-7952

CH-8-28-20 Pre call 30 min prior 925-323-6281
CH-7-23-20 R/S from 7-27-20 to 8-18-20 per owner due to the COVID 19. Pre call 30 min prior 925-548-7952
NE at 1:05 pm on 8/18/20. Property manager unavailable until 9/15/20.
1.1 Living Room/Living Room Present
NE at 10:30 am on 8/14/20. Tenant not notified

8/28/20 unit is section 8, inspection cancelled
2.3 Kitchen/Electrical Hazards
Cap off missing breaker in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotten boards in rear deck
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.4 Bathroom/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.12 Kitchen/Sink
Repair leaking sink sprayer
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 8/28/20. Tenant refused
1.1 Living Room/Living Room Present
CH-8-31-20 Pre call owner 30 min prior 510-685-8784
NE at 10:20 am on 8/28/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.1 Living Room/Living Room Present
MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19.
Changed from 9/2 to 9/30 1-4

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734

1.1 Living Room/Living Room Present
MZ 8/31 Owner, Rosemary, called in. Owner is sick. Changed from 9/1 to 9/29 9-12
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244
2/29/20 no show at 1pm
CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:15 am on 6/25/20.

2.12 Kitchen/Sink
Secure loose sink faucet

4.4 Other Rooms/Security
Repair busted door frame 1st floor

7.4 Heating and Plumbing/Water Heater
Install TRP discharge line

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-11-20 to 9-29- tenant will not be there Pre call 30 min prior 510-541-1463

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 1:15 pm on 6/9/20. Tenant refused
NE at 3:10 pm on 6/26/20.
NE at 1:20 pm on 8/31/20.

4.5 Other Rooms/Window Condition
Move items blocking window egress

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/31/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-30-20 to 8-31-20 due to COVID 19 Pre call 30 510-917-1297
6/26/2020 Call 30min prior 510-917-1297 Received email from owner requesting to reschedule. Tenant not comfortable letting inspector in due to COVID19. Advised next available date is 7/30/2020. Between 1pm-4pm. Owner confirmed.

2/25/2020 Spoke with Eddie (owner) rescheduled for 3/6/2020 9am-12noon. Call 30min prior 510-917-1297

2-21-20 Pre call 30 min prior 510-917-1297
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door (All rooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck

6.4 Building Exterior/Condition of Exterior Surfaces
Seal crawl space door
Secure leaning fence (side and backyard)

1.1 Living Room/Living Room Present
CH-7-21-20 R/S from 7-31 to 8-31 work is not done waiting on a part Pre call 30 min prior 510-508-4466
CHCH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.6 Bathroom/Ceiling Condition
Remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 415-713-6438
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Left msg on owner v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 12:15 pm on 6/9/20
NE at 2:10 pm on 6/26/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - (Front)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track - LR

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install unit signage at entrance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-8-3-20 R/S from 8-7-20 to 8-31-20 due to repair are not done Pre call 30 min prior 510-693-1781
2-5-20 No Entry at 12:25PM
3-9-20 No Entry at 1:15pm
5/5/20 rescheduled from 5/26 to 6/29 due to COVID-19
2.3 Kitchen/Electrical Hazards
Correct GFI outlet with reversed polarity
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires (entrance)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink
4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
1.1 Living Room/Living Room Present
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
2.11 Kitchen/Refrigerator
Replace damaged gasket
5.4 Secondary Rooms/Other Potential Hazardous Features
Install quick release or remove window bars
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.4 Kitchen/Security
Remove double cylinder dead bolt lock
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires; Replace missing switch plate cover (Basement)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door off hinge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure crawl space door
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708
2.3 Kitchen/Electrical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Move items blocking egress - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
MZ 6/17 Tom, owner, rescheduled due to concerns with COVID-19. Changed from 6/17 to 7/21

CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
Pre call 30 min prior 510-388-6708
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
MZ 3/9 Owner, Tom ,called in. Cant make inspection today. Changed from 3/9 to 3/25 1-4 with 30 min pre-call (510)388-6708

2/10/20 no show at 11am
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold - RF
4.5 Other Rooms/Window Condition
Repair damaged quick release
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage
1.1 Living Room/Living Room Present
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 5/1/2020
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/16 due to COVID-19
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet seat
4.10 Other Rooms/Smoke Detectors
Install smoke detector (Left front)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged front gate to function properly

New Fail - Repair damaged fence backyard
7.4 Heating and Plumbing/Water Heater
Unable to inspect

New fail - Install TPR discharge line
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-31-20 to 9-1-20 Due to COVID 19. Pre call 30 min prior 970-628-1785
CH-4-30-20 R/S from 5-11-20 to 6-17-20 due to the COVID 19 Pre call 30 min prior 970-628-1785
CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
2.3 Kitchen/Electrical Hazards
Install light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors.(All bedrooms)
4.5 Other Rooms/Window Condition
Install window lock - RR
6.1 Building Exterior/Condition of Foundation
Seal all holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence; Cover exposed wires - Backyard
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8-3-20 to 9-1-20 tenant has COVID 19. Pre call 30 min prior 510-776-6322
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in bedroom 1st floor
4.7 Other Rooms/Wall Condition
Repair closet door off track on 3rd floor bedroom
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector 2nd floor
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair defective ventilation
3.12 Bathroom/Tub or Shower
replace missing back flow diverter
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock
7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
1.1 Living Room/Living Room Present
MZ 9/2 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 9/4 to 10/2 11-2

MZ 8/13 PM, Stephanie, called in. Repairs wont be done. Waiting on repair man to complete. Changed from 8/17 to 9/4 9-12

CH-7-7-20 Pre call 30 min prior 707-567-0747
2.13 Kitchen/Space for Storage, Prep and Serving
Replace damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter; Re-glaze tub surface - cut hazard
3.4 Bathroom/Security
Remove key lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet covers (All rooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover - rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
1.1 Living Room/Living Room Present
MZ 9/2 Owner, Kiat, called in. Repairs wont be done in time. Changed from 9/23 to 10/20 11-2

NE at 11:45 am on 7/21/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
MZ 9/2 Owner called in. Requests the inspector come at 1PM. Tenant wont be there after 3PM.

7/23/2020 Owner Lorraine needs a 30min text or if you cant text please call 510-847-7597

1.6 Living Room/Ceiling Condition
Repair multiple cracks in ceiling

1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal

4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.8 Bathroom/Floor Condition
Repair damaged flooring

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement

2.12 Kitchen/Sink
Replace inoperable garbage disposal

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
1.1 Living Room/Living Room Present
NE at 2:05 pm on 9/02/20.
1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-22-20 to 9-24-20 owner states tenant day off is the 24th. Pre call 30 min prior 510-685-5391
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.7 Other Rooms/Wall Condition
Repair large hole in wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
2.12 Kitchen/Sink
Secure loose faucet
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-24-20 to 9-3-20 owner said window is on order. Pre call 30 min prior 510-375-8726
2.5 Kitchen/Window Condition
Repair cracked window pane
4.5 Other Rooms/Window Condition
Move furniture blocking egress
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/03/20.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
1.1 Living Room/Living Room Present
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 9/04/20. Children home under 18.
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 3rd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 2nd floor
1.3 Living Room/Electrical Hazards
Replace cracked outlet cover
3.1 Bathroom/Bathroom Present
Secure ventilation cover - 1st floor
2.12 Kitchen/Sink
Repair damaged romex connector; cover exposed wires
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Repair closet doors off track - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.1 Living Room/Living Room Present
MZ 9/8 Sara, owner, called in. Needs a pre-call (510)282-6696 text or call.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Roberta, called in. Cant be there for inspection. Changed from 9/28 to 10/ 1-4 with pre-call (925)351-5425
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-406-0717
4.4 Other Rooms/Security
Unable to inspect; remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 Gilbert, PM, called in. Has 2 properties in the same day. please try to do them together is possible 610 18th St and 655 23rd St Pre-call (510)375-8730
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12

1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
4.5 Other Rooms/Window Condition
Replace cracked widow pane
1.5 Living Room/Window Condition
Replace cracked widow panes
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard (Hall)
5.2 Secondary Rooms/Security
Remove double cylinder dead bolt lock (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs
1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; Seal gaps between window pane and frame
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for interior stairs (laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners - RF

2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - Repair
4.4 Other Rooms/Security
Install closet guiders - RR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail rear steps
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.8 Kitchen/Floor Condition
Repair damaged threshold
4.4 Other Rooms/Security
Repair door off track - RF
4.8 Other Rooms/Floor Condition
Replace missing threshold -RF
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
6.4 Building Exterior/Condition of Exterior Surfaces
Remove excess foliage growing along side of unit
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.5 Bathroom/Window Condition
Window must open, close and lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
8-4-20 R/S from 8-18-20 to 9-8-20 Due to COVID 19 Pre call 30 min prior 415-828-0617
5/5/20 rescheduled from 5/19 to 6/23 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 12:10 pm on 6/23/20. Tenant refused
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Repair leaking shower stem
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF
4.5 Other Rooms/Window Condition
Replace missing window lock - RF
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - RR
7.4 Heating and Plumbing/Water Heater
Remove items blocking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-18-20 9-8-20. Pre call 30 min prior 510-221-1942
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
11am-2pm. Call 30min prior to Abel 510-221-1942
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/14
NE at 2:00 pm on 6/15/20

1.4 Living Room/Security
Replace damaged door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.1 General Health and Safety/Access to Unit
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
1.1 Living Room/Living Room Present
MZ 9/9 Owner called in. Tenant will be there but needs a pre-call for them to both be there (973)885-5464
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-680-3043
1.1 Living Room/Living Room Present
CH-9-9-20 R/S from 9-22-20 to 9-25-20 owner has that day off. Pre call 30 min prior 408-887-2406
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-390-0629
NE at 2:20 pm on 7/09/20
1.3 Living Room/Electrical Hazards
Replace missing outlet cover
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood vent
3.8 Bathroom/Floor Condition
Install missing threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.
1.1 Living Room/Living Room Present
MZ 9/9 PM called in. Needs a pre-call (510)236-8366
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
1.1 Living Room/Living Room Present
MZ 9/9 Owner, Arthur, called in. Unit is ready. Changed from 10/5 to 9/18 1-4 with a pre-call 1HR prior (510)858-6299
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/9 Owner, Paula, called in. Cant be there for inspection. Lives in Alaska. Changed from 9/25 to 10/20 9-12 with pre-call 30 min prior (907)297-9184

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink

3.12 Bathroom/Tub or Shower
Repair leaking faucet

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Install closet door guiders

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.4 Living Room/Security
Repair damaged screen door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-7-28-20 Pre call 30 min prior 510-236-8366
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 30 min prior 510-381-1176
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830
1.1 Living Room/Living Room Present
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover
1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; replace missing filter cover
4.4 Other Rooms/Security
Repair closet doors off track
2.4 Kitchen/Security
Remove double cylinder dead bolt
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.6 Living Room/Ceiling Condition
Repair water damaged area
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.12 Bathroom/Tub or Shower
Repair leaking control knob (diverter)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-30-20 R/S from 7-28-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297
7.6 Heating and Plumbing/Plumbing
Investigate and repair sump pump creating strong odor in unit (dining room)
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090
3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237
CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-28-20 to 10-8-20 tenant will be out of town Pre call 30 min prior 510-506-3237

CH-9-4-20 R/S from 9-22-20 to 9-28-20 owner is out of town Pre call 30 min prior 510-506-3237
1.1 Living Room/Living Room Present
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
1.1 Living Room/Living Room Present
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Unable to insect- remove key lock
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.5 Bathroom/Window Condition
Window must open, close and lock (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture (Master)

1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.

1.1 Living Room/Living Room Present
MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.

1.1 Living Room/Living Room Present
NE at 11:25 am on 7/29/20. Tenant is sick.
NE at 1:10 pm on 9/11/20. Tenant is sick.

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

6.4 Building Exterior/Condition of Exterior Surfaces
Cap off missing knockout breakers in control panel

1.1 Living Room/Living Room Present
We are the owners of the properties listed above, however, we live in Pasadena CA. Though we would like to be present, due to the pandemic we cannot travel to Richmond at this time.

Gaby Cortez will meet with you in our place. We kindly request that you meet her at 530 Harbour Way first, to inspect unit 1, and then she will accompany you to 422 5th St.

Both properties have a secured entry. Please call me at 310-621-8032 when you are on your way to the properties on Wednesday, so that I can arrange for the gates to be opened.

I am available by phone if you have any questions or concerns at 310-621-8032. Thank you in advance for your consideration

CH-7-15-20 Need pre call 30 min prior 310-621-8032 Jessica

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.1 General Health and Safety/Access to Unit
Remove excess foliage growing along unit

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door off hinge
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-22-20 Pre call 30 min prior 510-604-7622
2.10 Kitchen/Stove or Range with Oven
Repair defective oven
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
8.1 General Health and Safety/Access to Unit
Install building address signage
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-6-20 to 8-3-20 owner said tenant will be out of town the whole month of July
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-6-25-20 R/S from 7-6-20 to 8-3-20 tenant is sick Pre call 30 min prior 415-637-2042
4.3 Other Rooms/Elecrtical Hazards
Replace burned outlet
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burners
4.5 Other Rooms/Window Condition
Repair window to open, hold and close. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
NE at 12:30 pm on 8/19/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Thomas, called in. Cant be there for inspection. Changed from 9/28 to 10/9 11-2 with pre-call (650)360-2411

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:30 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 10:15 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 11:20 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 8/11/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

3.5 Bathroom/Window Condition
Repair damaged window frame

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:50 am on 8/11/20.

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Owner call said do not use 510-406-3482 use home number 510-526-0151
MZ 9/2 Carol emailed requesting a pre-call. Called and left a vm confirming her pre-call. Call 30 min prior 510-526-0151

CH-7-23-20 Pre call 30 min prior 510-406-3482

3.12 Bathroom/Tub or Shower
replace missing back flow diverter

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Repair broken widow crank; windows must open, close, and lock

7.4 Heating and Plumbing/Water Heater
unable to inspect; move items blocking access

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.12	Bathroom/Tub or Shower
	Repair damaged and inoperable tub/shower faucet
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Install range hood filter cover
1.4	Living Room/Security
	Remove double cylinder dead bolt lock
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.6	Bathroom/Ceiling Condition
	Repair hole in ceiling; repair leaking and water damaged area
7.4	Heating and Plumbing/Water Heater
	Connect TPR discharge line
2.12	Kitchen/Sink
	Secure loose sink faucet
2.12	Kitchen/Sink
	Repair leaking sink faucet
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking sink faucet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent cover
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged concrete in driveway with exposed rebar
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit
	Install missing unit signage
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance - RR
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
7.6	Heating and Plumbing/Plumbing
	Repair leaking spigot in backyard
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing drawer
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable outlet (under window) RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
CH-8-4-20 MUST CALL TENANT OR INTERCOM GATED AREA. r/s FROM 8-13-20 TO 9-14-20. Pre call upon arrival 510-703-6279
CH-6-11-20 R/S from 6-15-20 to 7-10-20 tenant is sick Pre call 30 min prior 510-703-6279 Mary
MZ 5/1 The owner, Angel, requests when they come to the unit and call on the intercom to ask for Marry Johnson.
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
3/2/20 No Entry at 3:15pm
NE at 12:45 pm on 7/10/20. Gated
2.10 Kitchen/Stove or Range with Oven
Repair defective oven element
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-8-7-20 R/S from 8-17-20 to 9-14-20 tenant still has COVID 19 Pre call 30 min prior 415-596-1922
2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail - Side stairs
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
3.1 Bathroom/Bathroom Present
Replace missing cabinet door (Front)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking shower head
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
1.1 Living Room/Living Room Present
NE at 3:15 pm on 9/15/20. Invalid address
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
CH-9-16-20 Spoke with owner said to canc inspection tenant will not let any one into the unit due to COVID replace it with unit 10 .
NE at 1:20 pm on 7/20/20. Tenant exposed to COVID-19
NE at 12:50 pm on 9/01/20. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior 510-730-1077
1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
1.1 Living Room/Living Room Present
MZ 9/16 PM, Doris, called in. Stated she spoke with Claudia and supposed to reschedule. I changed from 9/25 to 9/18 11-2

NE at 1:00 pm on 8/31/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation fan
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance on walls and ceilings (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944 .owner has total of 4 unit on for today
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.4 Living Room/Security
Repair busted door jamb / frame
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-6-20 to 9-16-20 due to tenant exposed to COVID 19. Pre call 30 min prior 510-207-0204
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/5 Owner, Daniel, called in. Unit will not be ready. Hasnt found a contractor yet for the work. Changed from 3/18 to 4/17 1-4,
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
NE at 11:50am on 6/8/2020
NE at 1:50 pm on 6/25/20.
NE at 12:40 pm on 9/16/20
4.4 Other Rooms/Security
Remove keyed lock from interior door. (1st floor bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. (front steps)
1.1 Living Room/Living Room Present
CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 12:20 pm on 7/2/20. COVID-19 exposure.
NE at 10:20 am on 8/7/20. Tenant refused due to COVID-19.
NE at 1:35 pm on 9/16/20. Tenant refused due to COVID-19 concerns.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke and carbon monoxide detector - Hall 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning fence
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18
2.3 Kitchen/Electrical Hazards
Replace light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. (all bedrooms) All units must have at least one operable smoke detector in each bedroom and on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/18 to 6/17 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

2/10/20 no show at 11:10am
NE at 10:50 am on 6/17/20. Gated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Replace cracked switch plate cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC

4.5 Other Rooms/Window Condition
Replace cracked window pane - RC

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair severely damaged rear porch; Install railing; Repair damaged and missing handrails; Repair missing and damaged steps

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-16-20 R/S from 7-20-20 to 7-31-20 owner states tenant was exposed to covid19. Pre call 30 min prior 510-508-9091

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet leaking at base

1.1 Living Room/Living Room Present
CH-6-23-20 R/S from 7-9-20 to 7-31-20 Pre call 30 min prior 510-508-5408

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of sink)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-232-6695

1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.

2.12 Kitchen/Sink
Re caulk backsplash around sink

3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)

4.4 Other Rooms/Security
Locked unable to inspect bedroom

4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-17-20 Change time from 9-12 to 11AM to 2PM
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-22-20 to 10-23-20 pm said tenant is out of town. Pre call 30 min prior 510-221-1942
1.1 Living Room/Living Room Present
MZ 9/17 Owner, Keith, called in. States the inspector never called him last time as requested. Pre-call (510)851-9800

CH-8-17-20 R/S from 8-25-20 to 9-18-20 owner is still out of town Pre call 30 min prior 510-851-9800
CH- R/S from 8-10-20 to 8-25-20 owner will be out of town
CH-3-5-20 R/S from 3-6-20 to 3-27-20 Tenant is sick and owner will be out of town. Pre call 30 min prior 510-851-9800
CH-3-2-20 R/S from 2-3-20 to 3-6-20 tenant is sick
MZ 12/27 PM called in. Changed from 1/3 to 1/22 1-4
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
CH-12-11-19 R/S from 12-23-19 to 1-3-20 owner will be out of town Pre call 30 min prior 510-851-9800
NE at 11:05 am on 6/30/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Secure loose outlet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
1.1 Living Room/Living Room Present
5/4/2020 Left detailed message for owner. Moved from 5/11/2020 to 6/12/2020 1pm-4pm. Notices mailed out. Reschedule due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 2:00 pm on 6/12/20.
NE at 11:10 am on 7/13/20.
NE at 11:00 am on 8/19/20. Gated
NE at 11:40 am on 9/17/20.

1.1 Living Room/Living Room Present
Call 30min prior to Edi 510-734-4885
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/25/2020 to 4/22/2020 9am-12noon.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 1:45 pm on 8/3/20. Tenant not notified

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
NE at 12:05 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 6/22/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 1:15 pm on 6/22/20.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 10:55 am on 6/23/20. Tenant refused

1.3 Living Room/Electrical Hazards
Secure loose outlet

2.11 Kitchen/Refrigerator
Replace leaking refrigerator

1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/04/20

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.4 Living Room/Security
Repair damaged screen door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan; Repair inoperable range burner - right front

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.

8.1 General Health and Safety/Access to Unit
Install unit signage on door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.4 Bathroom/Security
Secure loose cabinet door

1.1 Living Room/Living Room Present
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19

NE at 10:15 am on 6/24/20. Tenant possibly has COVID- 19
NE at 9:30 am on 8/06/20. Landlord making repairs.
NE at 9:15 am on 9/18/20.

4.4 Other Rooms/Security
Remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
1.1 Living Room/Living Room Present
CH-6-2-20 R/S from 6-8-20 to 6-24-20 owner said tenant needs 2 wks
5/5/20 rescheduled from 5/15 to 6/8 due to COVID-19
CH-3-20-20 Spoke with owner R/S from 3-20-20 to 4-20-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/20 to 5/15
NE at 9:45 am on 8/06/20. Landlord making repairs
2.10 Kitchen/Stove or Range with Oven
Clean range hood vent - fire hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed knob set
7.4 Heating and Plumbing/Water Heater
Repair inoperable water heater
1.1 Living Room/Living Room Present
2-21-20 no entry
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 12:20 pm on 6/24/20. Gated
NE at 10:30 am on 8/06/20. Gated
NE at 10:15 am on 9/18/20. Gated
1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
MZ 3/17 Owner, Mable, called in. Tenants are seniors and dont feel comfortable with the inspection due to COVID-19. Changed from 3/23 to 4/24 1-4
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/15
NE at 1:00 pm on 6/9/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
1.1 Living Room/Living Room Present
MZ 6/29 Owner, Ellen, called in. Tenants dont want anyone in the unit due to concern on COVID-19. Changed to 8/6 11-2

CH-2-54-20 R/S from 2-10-20 to 3-16-20 Owner can not make it on that day. Pre call 510-407-5830
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
1.5 Living Room/Window Condition
Repair window to provide weather tight seal
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
8.1 General Health and Safety/Access to Unit
Cut excess foliage growing along front of unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/15 to 6/9 due to COVID-19
3/20/2020 Owner called in to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/22/2020 11am-2pm.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/15
NE at 12:20 pm on 6/9/20
NE at 1:00 pm on 8/06/20

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (all bedrooms)

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

2.12 Kitchen/Sink
Repair clogged drain

4.5 Other Rooms/Window Condition
Repair inoperable window bar quick release (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance growing on walls in closet

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 8/21/20. Tenant not notified.
NE at 11:30 am on 9/18/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.

1.1 Living Room/Living Room Present
MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover

1.1 Living Room/Living Room Present
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall

8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 1:10 pm on 6/17/20
NE at 1:30 pm on 7/14/20
NE at 1:20 pm on 8/20/20.
NE at 1:00 pm on 9/21/20.

1.1 Living Room/Living Room Present
CH-8-10-20 Pre call 30 min prior 510-323-6733 or 510-684-2885
MZ 7/1 Returned vm from the owner, Jay. Tenants will be out of town. Changed from 7/2 to 7/21 1-4

5/4/2020 No good number for owner. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 1pm-4pm

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

Pre-call 510-323-6733
NE at 2:10 pm on 7/21/20.

1.3 Living Room/Electrical Hazards
Replace missing outlet cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 11:00 am on 720/20

4.6 Other Rooms/Celing Condition
Repair water damaged area

4.7 Other Rooms/Wall Condition
Repair large cracks in wall

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-6-11-20 R/S from 6-17-20 to 7-10-20 Pre call 30 min prior 510-932-2375
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
NE at 11:15 am on 7/10/20. Landlord making repairs.

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.5 Bathroom/Window Condition
Repair broken window pane (Master)

4.4 Other Rooms/Security
Unable to inspect

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - 2nd floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-9-22-20 Gated area code is 238#. 925-487-1415

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 9/22 Gated Call for access Ammar (916)308-4225
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated

1.1 Living Room/Living Room Present
MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20

1.1 Living Room/Living Room Present
3-6-20 No Entry @12:30pm
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19

4.4 Other Rooms/Security
Remove keyed lock from interior door. (Master)

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/7/20
NE at 12:00 pm on 8/10/20.
NE at 11:15 am on 9/22/20. New owner

1.1 Living Room/Living Room Present
NE at 12:30 pm on 7/7/20

2.8 Kitchen/Floor Condition
Install missing threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:00 pm on 7/7/20

2.10 Kitchen/Stove or Range with Oven
Secure range hood filter cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/10/20. Gated

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling - laundry room

1.1 Living Room/Living Room Present
NE at 10:05 am on 7/24/20. Tenant not notified

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:20 am on 7/24/20. Tenant exposed to COVID-19

3.1 Bathroom/Bathroom Present
Complete all unfinished repairs

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-7-24-20 Pre call 30 min prior 323-578-3924
NE at 1:30 pm on 7/24/20. Gated

2.12 Kitchen/Sink
Repair leak under sink; repair inoperable garbage disposal

1.1 Living Room/Living Room Present
5/1/2020 Left detailed message. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven handle. Repair inoperable stove burners.
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair leak under sink.
2.7 Kitchen/Wall Condition
Repair damaged baseboards
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked tank lid
3.12 Bathroom/Tub or Shower
Recaulk around tub
4.4 Other Rooms/Security
Install patio door lock
8.7 General Health and Safety/Other Interior Hazards
Install smoke and carbon monoxide detectors in unit
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160
1.1 Living Room/Living Room Present
9-23-20 No Entry yellow house tenant not notified

MZ 9/23 Owner called in and gave permission to schedule with the tenant.
1.1 Living Room/Living Room Present
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
1.1 Living Room/Living Room Present
CH-9-23-20-Owner said tenant is refusing any one in the unit due to COVID cancel this unit will use # D
NE at 12:15 pm on 7/20/20. Tenant refused
NE at 12:00 pm on 9/01/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158
1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.
4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 9/23/20. Gated
1.7 Living Room/Wall Condition
Repair hole in wall at entrance
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/23/20. Gated
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant cant make that day. Changed from 9/28 to 10/1 1-4
CH-8-11-20 R/S from 8-12-20 to 9-29-20 owner states tenant in the high risk Due to COVID 19. Pre call 30 min prior 510-757-5046
NE at 12:20 pm on 7/23/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior 510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said tenant is out of town. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20. Gated
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505
1.1 Living Room/Living Room Present
CH-7-22-20 Owner call in said did not recved inspection notice. Need after noon tenant works nights. Pre call 510-734-1374
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.1 Building Exterior/Condition of Foundation
Seal all gaps in foundation
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbows
6.4 Building Exterior/Condition of Exterior Surfaces
Install unit signage on entry door
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/09/20
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
NE at 10:45 am on 7/15/20. Tenant refused
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged and rusted porcelain - 3rd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door - 3rd floor
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000
1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning sections of fence
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move furniture blocking window egress - LR
4.8 Other Rooms/Floor Condition
Replace worn and damaged carpet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet cover (Basement)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Install handrail for backyard stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair broken sections of fence (Front yard)
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-19-20 to 8-17-20.has to be on a Monday or Thursday. Pre call 30 min prior 205-617-9999
MZ 8/7 Owner called in. Never received a pre-call. Needs a pre-call (205)617-4932 or (205)617-9999

CH-7-27-20 Pre call 30 min prior 205-617-9999
NE at 1:10 pm on 7/29/20. Gated
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
8.10 General Health and Safety/Site and Neighborhood Conditions
Install unit signage on entry door
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Unable to inspect; remove keyed lock
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective stove burner (left front)
2.8 Kitchen/Floor Condition
Install missing threshold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Move items blocking window egress - LR
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts / rain to enter the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit with exposed wiring
7.6 Heating and Plumbing/Plumbing
The washing machine drains into the kitchen sink clogging the drain
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
MZ 9/25 Owner called in. Someone is house might have COVID-19. Changed from 9/29 to 10/28 9-12
1.1 Living Room/Living Room Present
9-21-20 No Show unit under renovation unoccupied
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
1.1 Living Room/Living Room Present
9-21-20 No Show tenant unaware of inspection, yellow/green house with brown trim
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets

1.7 Living Room/Wall Condition
Fill cracks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.4 Bathroom/Security
Remove keyed lock
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.13 Bathroom/Ventilation
Clean vent fan

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.5 Other Rooms/Window Condition
Remove discoloration
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.6 Bathroom/Ceiling Condition
Repair peeling paint
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
9/16/2020 Owner will be done with repair next week. Please reschedule for 9/25/2020 between 11am-2pm.
Owner confirmed.

MZ 8/17 Rescheduled needs electrician with him for inspection. Changed from 8/18 to 9/17 1-4

MZ 8/13 Rescheduled needs electrician with him for inspection. Changed from 8/13 to 8/18 11-2

CH-7-16-20 R/S from 8-17-20 to 8-13-20 Pre call 30 min prior 510-210-2887
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
1.1 Living Room/Living Room Present
NE at 12:15 pm on 9/02/20.
NE at 2:00 pm on 9/25/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 10/2 Pre call 1 HR prior 510-508-1419
MZ 9/28 Pre call 1 HR prior 510-508-1419
Ch-8-26-20 Pre call 1 HR prior 510-508-1419
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Pre-call 30 min prior (415)328-7844

CH-7-7-20 R/S from 7-13-20 to 8-7-20 Tenant is out of town
NE at 1:20 pm on 9/16/20
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Master)
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
3.3 Bathroom/Electrical Hazards
Light fixture inooperable
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room
5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
1.1 Living Room/Living Room Present
MZ 9/28 PM, John, called in. Unit should be 2329 not 2327 pre-call (510)710-1447 for John

NE at 3:15 pm on 9/15/20. Invalid address
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
2.3 Kitchen/Electrical Hazards
GFI will not test and reset
1.4 Living Room/Security
Bottom lock not working on entry door and gaps around weather strip on entry door to downstairs
8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior
2.12 Kitchen/Sink
Kitchen sink faucet constantly drips
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace
3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power
3.8 Bathroom/Floor Condition
Master bathroom loose tile
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR
4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
1.1 Living Room/Living Room Present
9-23-20 No Entry 1:45pm brown building multi unit building no callbox black gate locked
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
2.12 Kitchen/Sink
Garbage disposal inoperable
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off

2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
No Entry 10:34am cream duplex brown security gate
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
7.4 Heating and Plumbing/Water Heater
water heater leaking
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.1 Living Room/Living Room Present
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
4.5 Other Rooms/Window Condition
Install window lock
1.1 Living Room/Living Room Present
9/25/20 no show, tenant stated unit was to be rescheduled
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Replace missing control knob
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
2.12 Kitchen/Sink
Replace missing grout around sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.12 Bathroom/Tub or Shower
Re-caulk around tub

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
1.1 Living Room/Living Room Present
MZ 9/8 Owner, Reba, called in. States inspector never showed up. Needs a pre-call (510)758-2717 leave a vm if needed

NE at 1:00 pm on 9/04/20.
2.11 Kitchen/Refrigerator
Replace missing interior shelving
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804
CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099
MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-18-20 to 9-28-20 owner states can only do in the morning Pre call 30 min prior 510-715-0099 or 510-715-4804

CH-7-22-20 R/S from 7-29-20 to 8-12-20 Pre call 30 min prior 510-715-4804 or 510-715-0099

MZ 6/26 Owner, Lynn, called in. Needs a pre-call 30 min prior (510)715-4804. Needs the inspector to take all precautions for COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
3.1 Bathroom/Bathroom Present
Bathroom 2 2nd level unable to inspect bathroom as it was occupied during inspection
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
1.1 Living Room/Living Room Present
9-28-20 No Entry 11:12am upstairs unit across from pond no answer on phone # listed

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.

2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood

2.12 Kitchen/Sink
need to caulk sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit

1.7 Living Room/Wall Condition
Repair wall hole. and address peeling paint

2.7 Kitchen/Wall Condition
Repair wall hole.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test

4.7 Other Rooms/Wall Condition
Repair wall hole. in laundry room

4.3 Other Rooms/Elecrtical Hazards
Laundry room outlets have hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed

4.6 Other Rooms/Celing Condition
Repair hole in ceiling.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town

1.1 Living Room/Living Room Present
MZ 9/24 Owner called in. States unit is not gated like the inspector states. PRE-CALL Jim (510)224-0559 or (707)778-2140

NE at 2:15 pm on 7/16/20
NE at 1:00 pm on 8/25/20. Children home under 18.
NE at 1:00 pm on 9/24/20.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

1.1 Living Room/Living Room Present
MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 9/29 Owner, John, called in. His mom just passed away today. Changed from 10/1 to 10/30 11-2 with 1hr pre-call (530)941-8246

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Cover exposed wires

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 9/29 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/30 to 10/28 11-2

MZ 8/31 Owner, Olga, called in. Tenants dont want anyone in the unit right now due to concerns with COVID-19. Changed from 9/2 to 9/30 1-4
NE at 1:15 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
MZ 9/29 Owner called in. States her son lives in the unit. Advised to send a copy of the utility bill with his name on it and we can cancel it.

CH-9-8-20 R/S from 9-14-20 to 10-5-20 Due to COVID Pre call 1 HR prior 510-685-3041
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
1.1 Living Room/Living Room Present
9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 9/29 Pre-call 30 min prior (510)685-5412
1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761
1.1 Living Room/Living Room Present
9/30/20 owner / tenant submitted tenant refusal of inspection form.

CH-8-26-20 R/S from 8-31-20 to 9-30-20 owner states tenant will not let any one in due to the covid 19. Pre call 30 min prior 510-847-2867
CH-7-20-20 R/S from 7/30/20 to 8/31/20 owner due to the concerns with COVID 19
MZ 6/29 Owner, Shuichi, called in. Due to concerns with COVID-19, changed from 7/2 to 7/30 1-4

CH-5-28-20 R/S from 6-15-20 to 7-2-20 Doue to the COVID 19. Pre call 30 min prior 510-847-2867
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/19
1.1 Living Room/Living Room Present
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
3.8 Bathroom/Floor Condition
Install missing threshold
3.5 Bathroom/Window Condition
Replace cracked window pane
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.

1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-31-20 to 9-29-20 unable to find repair person. Pre call 30 min prior 510-685-8595
5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 11am-2pm.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:10 am on 6/10/20. Children under 18 present.
NE at 1:50 pm on 6/26/20.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.6 Living Room/Ceiling Condition
Make free of peeling paint

2.8 Kitchen/Floor Condition
Replace missing tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.8 Other Rooms/Floor Condition
Replace missing thresholds (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture (Entrance)

1.1 Living Room/Living Room Present
MZ 8/14 STREET NAME WAS CHANGED TO 1225 FREDJACKSON WAY. PRE-CALL OWNER (415)518-6284

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (garage)

1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 30 min prior 415-728-2953
NE at 11:15 am on 7/29/20. Tenant refused.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 8/17 Owner, David, called in. Needs a pre-call for access (415)730-4368

NE at 1:20 pm on 7/13/20. Gated

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace damaged closet door guiders

1.1 Living Room/Living Room Present
CH-8-24-20 R/S from 8-24-20 to 9-29-20 owner states tenant has COVID 19. Pre call 30 min prior 925-705-1482

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
NE at 11:00 am on 9/8/20

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 9/30 Owner, Bijan, called in. Tenant had emergency. Changed from 10/1 to 10/16 9-12

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace missing light fixture cover

5.2 Secondary Rooms/Security
Replace missing door knob - Garage

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified

1.1 Living Room/Living Room Present
CH-9-16-20 R/S from 9-22-20 to 10-20-20 due to owner will not be able to be there Pre call 30 min prior Robert 704-661-2171 or 510-730-1077

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-8-19-20 pre call 30 min prior 510-672-0930
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs

1.6 Living Room/Ceiling Condition
Repair large crack in ceiling

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)

1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.5 Other Rooms/Window Condition
Windows must open, close and lock. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
4.4 Other Rooms/Security
Remove keyed lock from interior door - RC
7.4 Heating and Plumbing/Water Heater
New Fail 8/20/20 - install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 9/10/20.
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat cover

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.

1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of inspection.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard
2.12 Kitchen/Sink
Re-caulk and repair damaged back splash
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Replace missing window lock - right rear
1.1 Living Room/Living Room Present
MZ 8/19 Cindy, PM, called in. Needs pre-call 30 min prior (510)685-5412
2.4 Kitchen/Security
Remove double cylinder deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
CH-8-13-20 Pre call 2 HRS Prior 530-233-0438
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Replace missing window lock - left rear
1.7 Living Room/Wall Condition
Repair cracks in wall; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in control panel (Basement)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.4 Bathroom/Security
Remove keyed locks from interior doors; Repair damaged cabinet door off hinge
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck

1.1 Living Room/Living Room Present
CH-7-27-20 R/S from 7-30-20 to 8-25-20 Owner said tenant was exposed to COVID 19. Pre call 1 HR prior 510-917-1297
CH-6-30-20 R/S from 7-24-20 to 7-30-20 owner wants all 3 units on same date and time. Pre call 30 min prior 510-917-1297

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.
4.4 Other Rooms/Security
Repair closet doors off track
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)
1.1 Living Room/Living Room Present
CH-8-17-20 R/S from 8-19-20 to 10-2-20 owner having trouble getting contractors to do the work do to COVID 19
Pre call 30 min 510-333-4553
5/5/20 rescheduled from 5/18 to 6/12 due to COVID-19CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/18

CH-1-9-20 R/S from 1-10-20 to 1-24-20 tenant can not get off work. Pre call 510-333-4553
NE at 1:30 pm on 6/12/20.
NE at 10:50 am on 10/02/20. Landlord unavailable.
3.13 Bathroom/Ventilation
Repair inoperable ventilation fan
4.7 Other Rooms/Wall Condition
Repair left front bedroom closet door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Secure control panel to wall Replace missing knockout breakers
7.4 Heating and Plumbing/Water Heater
New fail 7/13/20 - Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Clean debris from front yard
1.1 Living Room/Living Room Present
CH-9-17-20 Must pre call 30 min prior 510-378-6892
NE at 12:00 pm on 7/1/20.
NE at 1:30 pm on 8/3/20. Landlord needs inspection on a Wednesday.
NE at 1:00 pm on 9/17/20.
NE at 1:40 pm on 10/02/20. Tenant refused.
1.1 Living Room/Living Room Present
CH-7-13-20 R/S from 7-17-20 to 8-24-20 pre call 30 min prior 510-222-1904
CH-6-29-20 R/S from 7-6-20 to 7-17-20 owner said need to repair bathroom. Pre call 1 HR prior 510-222-1904
3.12 Bathroom/Tub or Shower
Re-caulk around tub
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace heating unit filter

1.1 Living Room/Living Room Present
CH-7-14-20 R/S from 7/20/20 to 8/24/20 tenant has COVID 19. Pre call 30 min prior 510-672-4616
3.4 Bathroom/Security
Repair busted door jamb; install missing striker plate
4.4 Other Rooms/Security
Replace damaged closet door - Hall
4.5 Other Rooms/Window Condition
Repair inoperable window crank - right front
1.1 Living Room/Living Room Present
CH-9-2-20 R/S from 9-11-20 to 10-2-20 owner states tenant does not want any one in the unit due to COVID. Pre call 30 min prior 415-938-7885
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-3-20 R/S from 9-9-20 to 10-2-20 owner is out of town Pre call 30 min [prior 574-220-0276
MZ 8/7 Owner called in changed from 8/10 to 9/9 9-12

MZ 6/24 Spoke with the owner, Dave. Needs a pre-call 30 min prior for Miles (574)304-9571

5/1/2020 Spoke with owner. Reschedule due to COVID19. Moved from 5/4/2020 to 7/2/2020 9am-12noon. Please contact 800-313-4468 if any changes.

CH-3-30-20 R/S from 4-3-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.4 Bathroom/Security
Remove keyed knob set
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Replace cracked window pane - LR
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-11-20 to 10-2-20 Pre call 30 min prior 707-731-7915
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915

MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.1 General Health and Safety/Access to Unit
Install unit address signage

1.1 Living Room/Living Room Present
9/17/2020 Spoke with Mr. Bailey rescheduled inspection to 10/2/2020 between 9am-12noon. Call 30min prior 510-388-2293

MZ 8/11 Owner, Bailey, called in. Needs to reschedule due to concerns with COVID-19 Changed from 8/19 to9/17 9-12 with pre-call (510)388-2293

CH-6-18-20 Pre call 30 min prior 510-388-2293
5/4/2020 Left message on owner voicemail. Reschedule due to concerns of COVID19. Notices mailed out for 6/12/2020 11am-2pm.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20. NE at 12:00 pm on 6/12/20.

1.4 Living Room/Security
Replace missing door knob; Adjust door to shut and latch properly

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawers

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - LR

4.4 Other Rooms/Security
Remove keyed lock from interior door - LR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - RR

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - RF

5.2 Secondary Rooms/Security
Repair closet door of hinges - Hallway

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Hall; replace all batteries in present smoke detectors

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Abilar (510)712-4356

NE at 1:10 pm on 9/23/20. Gated

1.7 Living Room/Wall Condition
Repair hole in wall at entrance

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/5 Call tenant for access. Gated Merry Rose (415)802-6385

NE at 1:20 pm on 9/23/20. Gated

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors - 1st floor

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

9-23-20 R/S from 9-23-20 to 10-6-20 Pre call 30 min prior 510-334-6158

1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Install filter cover

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detectors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2

NE at 12:40 pm on 7/20/20
2.8 Kitchen/Floor Condition
Repair damaged and cracked floor tiles
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Mohammed, called in. Having trouble with the tenants getting in. Changed from 10/6 to 10/28 11-2
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor
1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-10-5-20 Pre call 30 min prior 510-207-1796
NE at 1:45 pm on 9/9/20. Tenant not notified
NE at 11:30 am on 9/28/20. Tenant refused and not notified.
1.1 Living Room/Living Room Present
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
1.1 Living Room/Living Room Present
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
2.4 Kitchen/Security
Repair damaged lock
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
MZ 7/1 Owner, Likun, called in. Is doing major construction on the property. Changed from 7/27 to 8/24 1-4
2.10 Kitchen/Stove or Range with Oven
Must be present during inspection
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-22-20 R/S from 7-27-20 to 8-24-20. tenant are sick Pre call 30 min prior 510-393-1861

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of sink)
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose roof covering on rear awning
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Install dead bolt thumb turn lock - right rear
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock
2.12 Kitchen/Sink
Repair leak under sink; repair leaking control knob
4.4 Other Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock
4.5 Other Rooms/Window Condition
Repair windows to open close and lock - RR
5.2 Secondary Rooms/Security
Replace double cylinder dead bolt lock with thumb turn lock - Laundry room
6.4 Building Exterior/Condition of Exterior Surfaces
Secure leaning fence
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
2.4 Kitchen/Security
Replace double cylinder dead bolt lock with thumb turn lock
3.5 Bathroom/Window Condition
Repair damaged window frame and sill
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Repair leaking sink sprayer
3.12 Bathroom/Tub or Shower
Correct low water pressure
3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
Livingroom ceiling water damaged and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
1.5 Living Room/Window Condition
Window behind couch will not open
1.8 Living Room/Floor Condition
Living floor deteriorating replace
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat
4.7 Other Rooms/Wall Condition
Bedroom closet door off track
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Missing oven knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat
3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor
3.5 Bathroom/Window Condition
Bathroom window frame peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building
3.3 Bathroom/Electrical Hazards
Rear bathroom light fixture inoperable
3.2 Bathroom/Electricty
Master bathroom GFI inoperable
3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration
3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard

2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.

4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside

8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
9-30-20 No Entry 12:13pm Brown building brown door, rang doorbell no answer

1.1 Living Room/Living Room Present
9-30-20 No Entry tenant was not notified of inspection

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

3.12 Bathroom/Tub or Shower
Tub rusting resurface

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
3.6 Bathroom/Ceiling Condition
Ceiling leaking water damaged and black discoloration
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet dripping
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
1.4 Living Room/Security
Weather strip front door gaps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
1.1 Living Room/Living Room Present
MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

1.1 Living Room/Living Room Present
MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now.
Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

4.4 Other Rooms/Security
Unable to inspect left front bedroom

4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door

3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working

2.4 Kitchen/Security
Repair / replace exit door

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

1.3 Living Room/Electrical Hazards
Correct outlet with reversed polarity

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner - LF

1.1 Living Room/Living Room Present
MZ 8/28 Silvana, PM, called in. Needs a pre-call (510)236-8366

CH-7-21-20 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair and clean range ventilation

1.8 Living Room/Floor Condition
Replace soiled / damaged carpet throughout unit

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.6 Bathroom/Ceiling Condition
Repair large hole in ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from all interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

1.7 Living Room/Wall Condition
Install handrail on steps leading to kitchen

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detectors - Basement level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Basement level
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.7 Other Rooms/Wall Condition
Install handrail - Hall leading to basement
5.3 Secondary Rooms/Electrical Hazards
Install carbon monoxide and smoke detectors - Basement level; Investigate and remove black organic substance on basement ceiling
2.12 Kitchen/Sink
Replace inoperable garbage disposal
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now.
Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.4 Living Room/Security
Repair damaged screen door - cut hazard
1.8 Living Room/Floor Condition
Repair damaged and torn carpet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.4 Bathroom/Security
Remove keyed lock from interior door
2.5 Kitchen/Window Condition
Replace missing window lock
7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector

1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366 NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
2.12	Kitchen/Sink Secure loose faucet handle
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit.
3.12	Bathroom/Tub or Shower Re-caulk around tub
1.1	Living Room/Living Room Present NE at 11:25 am on 8/27/20. Landlord making repairs NE at 10:45 am on 10/7/20. Unit has no power.
1.1	Living Room/Living Room Present NE at 10:15 am on 8/27/20. NE at 9:50 am on 10/7/20. Tenant refused.
1.1	Living Room/Living Room Present NE at 10:30 am on 10/7/20. Tenant refused
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Investigate and repair defective toilet make loud noise after flush
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leaking control knob - 2nd floor
1.1	Living Room/Living Room Present NE at 1:25 pm on 8/27/20. Gated NE at 11:00 am on 10/7/20. Gated
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - 2nd floor Hall
4.3	Other Rooms/Elecrtical Hazards Correct reversed polarity - RF 2nd floor
4.4	Other Rooms/Security Remove keyed lock from interior door
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris
3.13	Bathroom/Ventilation Repair inoperable ventilation - 2nd floor hall
4.10	Other Rooms/Smoke Detectors Replace inoperable carbon monoxide detector - 2nd floor
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present CH-8-27-20 Pre call 30 min prior 510-236-8366
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - 1st and 2nd floor
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.3	Kitchen/Electrical Hazards Cap off missing breaker in control panel
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair rotten boards in rear deck
1.4	Living Room/Security Replace double cylinder dead bolt lock with thumb turn

1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
1.1 Living Room/Living Room Present
MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Tom, called in. Not ready. Changed from 8/24 to 9/17 1-4

CH-7-7-20 R/S from 7-9-20 to 8-24-20 owner call in said was exposed to COVID 19. Pre call 30 min prior 510-697-4097
CH 6-23-20 R/S from 6-25-20 to 7-9-20 repair is not done Pre call 510-697-4097
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
CH-3-19-20 R/S from 3-18-20 to 4-17-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
11-18-19 No Show at 1:50PM
AS 10/15 2:52PM - spoke to owner, repairs are not done, rescheduled for 11/18 11-2. 510-697-4097

7/30 8:15AM - owner called in, will be out of town, rescheduled for 9/9 9-12.
NE at 1:00pm on 6/8/2020, Landlord still making repairs.
NE at 1:30 pm on 9/17/20. Landlord still making repairs.
NE at 10:45 am on 10/08/20. Landlord still making repairs.
4.4 Other Rooms/Security
Repair damaged patio screen door
6.4 Building Exterior/Condition of Exterior Surfaces
Seal holes in foundation vent covers allowing rodents into unit
8.3 General Health and Safety/Evidence of Infestation
Infested with rodents treat
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 11:20 am 9/8/20. Management canceled inspections due to staff shortages.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair clogged drain
4.4 Other Rooms/Security
Repair door off hinges - CR
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Replace damaged tub stopper
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged flush mechanism
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - LF
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
Replace missing cable outlet cover
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
3.12 Bathroom/Tub or Shower
Replace missing back flow diverter
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-29-20 to 10-8-20 owner states tenant will not let her in to do repairs Pre call 30 min prior 510-829-4691
CH-8-7-20 R/S from 8-31-20 to 9-29-20 tenant will not let any one in due to the COVID 19. Pre call 30 min prior 510-829-4691
5/1/2020 No owner number. Reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:15 pm on 6/10/20.
NE at 1:20 pm on 6/26/20.
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.4 Other Rooms/Security
Remove keyed locks from interior doors - Front (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall (Front unit)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line; Install seismic straps
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-23-20 to 10-8-20 owner states the repairs. Pre call 30 min prior 707-621-1626
MZ 8/4 Pre-call 1 hr prior (707)621-1626
2.10 Kitchen/Stove or Range with Oven
Replace range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk
4.4 Other Rooms/Security
Replace missing door knob
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 8-13-20 to 10-9-20 Due to COVID 19. Pre call 30 min prior 510-223-0786. Advise Bycha to cross off his route
MZ 6/3 Spoke with the owner, Beverly, Due to concerns of COVID19 changed from 6/12 to 7/10 9-12

5/4/2020 Spoke with owner. Reschedule to 6/12/2020 9am-12noon. Due to concerns of COVID19.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
3.5 Bathroom/Window Condition
Repair cracked window pane (Master)
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover (center)
4.4 Other Rooms/Security
Repair damaged patio screen door off track
4.5 Other Rooms/Window Condition
Repair inoperable window crank - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs

6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint

1.1 Living Room/Living Room Present
CH-9-14-20 R/S from 10-1-20 to 10-9-20 repairs are not done Pre call 30 min prior 415-680-6953
CH-7-15-20 R/S from 7-22-20 to 8-25-20 owner said elderly person living there. Due to COVID19 not comfortable with inspection. Pre call 30 min prior 415-680-6953

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash; make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - (right front)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - (right front)

1.1 Living Room/Living Room Present
CH-10-12-20- R/S from 11-10-20 to 11-20-20 Owner will be out of town Pre call 30 min prior 510-541-2296

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)

3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)

5.2	Secondary Rooms/Security
	Replace missing closet door knob - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.8	Living Room/Floor Condition
	Repair section of buckling floor
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven element
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Hall)
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance; repair water damaged area
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.5	Other Rooms/Window Condition
	Repair water damaged sill - RF
4.7	Other Rooms/Wall Condition
	Make free of peeling paint (under window)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable broiler
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detectors - Hall
7.4	Heating and Plumbing/Water Heater
	Move items blocking access
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
1.8	Living Room/Floor Condition
	Replace damaged soiled carpet throughout unit
4.8	Other Rooms/Floor Condition
	Replace damaged soiled carpet (All bedrooms)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood vent
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak; repair water damaged area - RR
4.6	Other Rooms/Celing Condition
	Repair hole in ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat (Master)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain (Master)

3.13	Bathroom/Ventilation
	Repair inoperable ventilation (Master)
2.8	Kitchen/Floor Condition
	Repair soft spot in floor
4.3	Other Rooms/Elecrtical Hazards
	Cover exposed wires; replace missing light fixture - Hallway
1.8	Living Room/Floor Condition
	Repair damaged torn carpet; cover exposed track strips
3.7	Bathroom/Wall Condition
	Repair hole in wall (Hall)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted wood in balcony railing
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
2.10	Kitchen/Stove or Range with Oven
	Repair damaged microwave
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.6	Other Rooms/Celing Condition
	Investigate and repair leak - RF
4.4	Other Rooms/Security
	Replace missing door knob - RR; Repair closet door off hinges - RR
2.3	Kitchen/Electrical Hazards
	Repair inoperable light fixture; replace fixture cover
7.4	Heating and Plumbing/Water Heater
	unable to inspect
1.4	Living Room/Security
	Repair defective door lock; secure strike plate
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
2.12	Kitchen/Sink
	Repair damaged floor under sink
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard (dinning room)
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance
3.7	Bathroom/Wall Condition
	Investigate and repair black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.6	Bathroom/Ceiling Condition
	Investigate and repair black organic substance (Master)
3.7	Bathroom/Wall Condition
	Make free of peeling paint
3.12	Bathroom/Tub or Shower
	Re-glaze tub make free of peeling porcelain
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light switch connected to outlet - LF
2.12	Kitchen/Sink
	Repair inoperable garbage disposal

7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 10:45 am on 10/12/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
MZ 10/13 PM called in. Tenant wont allow anyone in. Changed from 10/29 to 11/20 11-2
CH-8-6-20 R/S from 8-28-20 to 9-29-20 tenant will not let any one in the unit Due to COVID 19. Pre call 30 min prior 510-244-1289
NE at 12:45 pm on 9/29/20. Tenant refused due to COVID-19 concerns.
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4
2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)
4.4 Other Rooms/Security
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728
7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1	Living Room/Living Room Present CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550 CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair leaking toilet
3.5	Bathroom/Window Condition Window must open, close and lock (Master)
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector - Hall
1.4	Living Room/Security Replace missing door knob (entry door)
3.3	Bathroom/Electrical Hazards Repair GFI outlet with open-neutral
3.3	Bathroom/Electrical Hazards Repair inoperable GFI outlet
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater Repair unaligned flue
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detectors - Hall
2.10	Kitchen/Stove or Range with Oven Repair inoperable microwave; remove foil - fire hazard
1.3	Living Room/Electrical Hazards Repair inoperable outlet (behind TV)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Repair defective heating unit
5.3	Secondary Rooms/Electrical Hazards Cap off missing knockout breakers - Laundry room
5.4	Secondary Rooms/Other Potential Hazardous Features Repair inoperable ventilation - Laundry room
1.8	Living Room/Floor Condition Cover exposed track strip; repair damaged / torn carpet
2.3	Kitchen/Electrical Hazards Repair inoperable light fixture (Dinning room)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged toilet seat (Hall)
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.12	Kitchen/Sink Repair inoperable garbage disposal
7.4	Heating and Plumbing/Water Heater Unable to inspect
2.12	Kitchen/Sink Secure loose faucet handle
7.4	Heating and Plumbing/Water Heater Unable to inspect
7.4	Heating and Plumbing/Water Heater unable to inspect
7.4	Heating and Plumbing/Water Heater Unable to inspect
4.10	Other Rooms/Smoke Detectors Repair inoperable carbon monoxide detector - Hall

1.4 Living Room/Security
Repair damaged screen door (Patio)
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 10/14 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 10/27 to 11/13 9-12 Pre-call (510)219-6129

MZ 8/4 Jason, owner, called in. Tenants have a new baby and due to the concerns of COVID-19 doesnt want anyone in there house. Changed from 8/27 to 9/24 11-2
NE at 12:00 pm on 9/24/20. Gated

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture

2.12 Kitchen/Sink
Secure loose faucet handle

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

2.12 Kitchen/Sink
Repair inoperable dishwasher

7.4 Heating and Plumbing/Water Heater
Move items blocking access

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/14/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/14/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:35 am on 10/14/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:15 am on 10/14/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Replace missing closet door
3.7 Bathroom/Wall Condition
Repair damaged towel rack
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.5 Other Rooms/Window Condition
Repair cracked window pane
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base

4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker - Laundry room
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Repair damaged sill and frame - RF
3.3	Bathroom/Electrical Hazards
	Repair inoperable GFI unit (Hall)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance (Master)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.12	Bathroom/Tub or Shower
	Investigate and remove black organic substance (Master)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance (Master)
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing breaker - Laundry room
4.4	Other Rooms/Security
	Repair busted door frame - RR
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet doors
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (dinning room)
2.12	Kitchen/Sink
	Repair inoperable garbage disposal; repair inoperable dishwasher
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet seat
3.4	Bathroom/Security
	Repair damaged and busted door off hinges
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Repair inoperable carbon monoxide detector - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
1.1	Living Room/Living Room Present
	NE at 1:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 1:00 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:45 pm on 10/15/20. No key available
1.1	Living Room/Living Room Present
	NE at 12:30 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:20 pm on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 12:15 pm on 10/15/20. Tenant refused
1.1	Living Room/Living Room Present
	NE at 11:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 11:30 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:45 am on 10/15/20. Tenant refused due to COVID-19
1.1	Living Room/Living Room Present
	NE at 10:40 am on 10/15/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 10:20 am on 10/15/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Repair damaged faucet handle
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
2.12 Kitchen/Sink
Replace damaged faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:10 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:05 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 12:00 pm on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:20 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 10:40 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:00 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:50 am on 10/16/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
NE at 11:10 am on 10/16/20. Tenant refused
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Needs a pre-call (510)236-8366

MZ 9/9 PM called in. Needs a pre-call (510)236-8366
3.1 Bathroom/Bathroom Present
Replace damaged toilet flush mechanism
3.3 Bathroom/Electrical Hazards
Repair light fixture hanging by wires
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hallway
4.7 Other Rooms/Wall Condition
Make free of peeling paint - Hallway
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (Basement)
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot (exterior)

1.1 Living Room/Living Room Present
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

4.4 Other Rooms/Security
Install closet door guiders

1.8 Living Room/Floor Condition
Stretch carpet - trip hazard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

3.3 Bathroom/Electrical Hazards
Repair defective light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers

7.4 Heating and Plumbing/Water Heater
Repair misaligned flue

4.4 Other Rooms/Security
Install closet door guiders - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture (laundry room)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.12 Kitchen/Sink
Correct low water pressure (Cold)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:30 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 1:00 pm on 10/19/20. No key

1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:35 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
NE at 11:30 am on 10/19/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
MZ 10/20 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/27 to 11/13 11-2
Pre call 30 min prior 510-701-2685

MZ 10/2 Owner called in. Unit will not be ready. Waiting on the stove/oven. Changed from 10/5 to 10/27 11-2 Pre call 30 min prior 510-701-2685

CH-8-24-20 Pre call 30 min prior 510-701-2685 has 2 units

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963

2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.

4.4 Other Rooms/Security
Remove keyed lock from interior door - LF

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 12:00 pm on 7/29/20. Tenant not notified.
NE at 1:15 pm on 8/19/20. Tenant refused

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

1.1 Living Room/Living Room Present
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable outlets (All bathrooms)
3.8 Bathroom/Floor Condition
Replace damaged threshold (Master)
5.2 Secondary Rooms/Security
Install dead bolt lock properly (Garage)
1.1 Living Room/Living Room Present
MZ 9/3 Owner called in. Cant make inspection. Changed from 9/18 to 9/9 11-2 with 30 min pre-call (510)882-1222

NE at 11:30 am on 8/21/20.
2.12 Kitchen/Sink
Repair leaking faucet; repair leak under sink
3.12 Bathroom/Tub or Shower
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 415-341-2348
1.4 Living Room/Security
Repair damaged screen door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Install closet door guiders
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder deadbolt lock and replace with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-9-11-20 R/S from 9-18-20 to 10-20-20 owner just got out of hospital and repairs are not done Pre call 30 min prior 510-685-3845
CH-8-24-20 Pre call 30 min prior 510-685-3845
CH-8-21-20 R/S from 8-31-20 to 9-18-20 spoke with pm said parts on order. Pre call 30 min prior 510-649-3380

7/15/2020 Carol returned call. She stated 7/22/2020 1-4pm is good. She will be there. Call 30min prior to owner first 510-685-3845 and then call Carol 510-860-9914.

7/15/2020 Per Jennifer contact owner to reschedule. Called owner Joe 510-685-3845. He stated hes been trying to contact tenants and no response. Joe provided numbers for the tenants. He is requesting that we call them and reschedule. Please call him back with the new date and time. Called Chris 415-420-3976 no answer left a detailed message 3:22pm. Called Chriss cell# 510-235-1505 number is disc. 3:23pm. Called Carol no answer left a detailed message 510-860-9914 3:24pm
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair window bars quick release (All rooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence (Front yard)
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
Replace missing strike plate - LF
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:30 am on 9/18/20. Landlord making repairs.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged attic crawl space door
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor
6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover
7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house
1.1 Living Room/Living Room Present
CH-3-24-20 R/S from 3-25-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/17 due to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - RC
4.5 Other Rooms/Window Condition
Replace cracked window pane - RC
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
NE at 10:56 am on 7/06/20.
NE at 12:05 pm on 10/21/20.
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
4.5 Other Rooms/Window Condition
Replace cracked window pane - Rear
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond 1st. The tenant at 1324 will let you in both units.
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
MZ 9/2 Do 1324 Esmond before 1320 Esmond. The tenant at 1324 will let you in both units.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.8 Other Rooms/Floor Condition
Replace damaged torn carpet in hallway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Secure loose faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control knobs
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires hanging from fixture - LF
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 8/5 Owner called in. Unit will not be ready for inspection. Redoing the floors and painting. Changed from 8/14 to 9/11 1-4
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between floor types
4.5 Other Rooms/Window Condition
Replace missing window lock
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
1.1 Living Room/Living Room Present
NE at 1:05 pm on 9/23/20. Child home under 18.
1.8 Living Room/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Repair / replace / remove inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684
2.12 Kitchen/Sink
Disposal not functioning.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard
3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

1.1 Living Room/Living Room Present
9-24-20 No Entry not a rental anymore
NE at 1:20 pm on 10/22/20. Owner occupied.

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-8-20 owner is out of town Pre call 30 min prior 510-816-8700
MZ 6/29 Dori Riggs, owner, called in. Will be out of town. Changed from 7/9 to 8/7 9-12

2.12 Kitchen/Sink
Repair leak under sink

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide - Hall

4.4 Other Rooms/Security
Repair damaged screen; adjust to shut and latch (rear)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-8-20 Pre call 30 min prior 510-851-9800
CH-8-17-20 R/S from 8-26-20 to 9-8-20 Pre call 30 min prior 510-233-5217

1.5 Living Room/Window Condition
Replace cracked widow panes

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace cracked widow pane

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked widow panes (dinning room)

3.5 Bathroom/Window Condition
Investigate and remove black organic substance

6.3 Building Exterior/Condition of Roof and Gutters
Repair water damaged soffit at entrance

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged / leaning fence

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
1.1 Living Room/Living Room Present
CH-9-17-20 R/S from 9-17-20 to 10-22-20 owner call in said tenant will not be there
CH-6-8-20 R/S from 6-19-20 to 7-1-20 pre call 30 min prior 510-691-8154
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-20-20 R/S from 3-20-20 to 4-24-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 4/24 to 5/18
NE at 1:15 pm on 8/7/20. Tenant not notified.
2.12 Kitchen/Sink
Re caulk backsplash around sink
3.6 Bathroom/Ceiling Condition
Remove black substance from ceiling (tenant)
4.4 Other Rooms/Security
Locked unable to inspect bedroom
4.5 Other Rooms/Window Condition
Repair broken window right rear bedroom
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detector in common area
7.4 Heating and Plumbing/Water Heater
Move debris blocking access
8.4 General Health and Safety/Garbage and Debris
Remove debris from front yard and garage
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (under window) RF
7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RR
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
1.4 Living Room/Security
Repair busted door jamb / frame
4.8 Other Rooms/Floor Condition
Repair damaged threshold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged inoperable thermostat; repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 8/10 PM, Long, called in. Cant get a hold of tenant. Changed from 8/14 to 9/16 1-4 with pre-call
(510)697-0152
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Repair cracked window pane
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 10/23 Returned PM call to reschedule. Left vm and changed to 11/20. Advised the Pm to call back to confirm.
NE at 12:30 pm on 7/23/20. Gated
NE at 1:30 pm on 8/12/20. Gated
NE at 12:20 pm on 9/22/20. Gated
NE at 2:15 pm on 11/20/20. Gated

1.1 Living Room/Living Room Present
MZ 10/23 Owner called in. Pre-call tenant Sergio (510)559-0074

MZ 9/9 Owner, Abby, called in. Needs a pre-call to meet the inspector at the unit. Pre-call 1hr prior (415)205-2147.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.
3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-24-20 to 10-23-20 owner said tenant will not let any one in the unit due to COVID at high risk
MZ 9/23 Owner, Doug, called in. Needs a pre-call (510)599-6055

MZ 8/24 Owner, Dough, called in. Needs to reschedule do to concerns with COVID-19. Changed from 8/25 to 9/24 1-4. Pre-call (510)599-6055

7/13/2020 Spoke with owner. Rescheduled inspection from 7/20/2020 to 8/25/2020 between 1pm-4pm. Please call 30min prior 510-619-3567 or 510-417-1889
NE at 1:00 pm on 10/23/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:50 am on 9/03/20.
10/23/20 owner states son lives in property, family rental.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling; repair leaking and water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Install missing unit signage
2.12 Kitchen/Sink
Repair leaking sink faucet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete in driveway with exposed rebar
1.4 Living Room/Security
Remove double cylinder dead bolt lock
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-9-30-20 R/S from 10-20-20 to 10-23-20 tenant will not be there. Pre call 30 min prior 408-480-7850
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

MZ 8/10 Owner, Peggy, called in. Gate code is #9349 pre-call prior (650)218-7460

CH-7-31-20 Owner call in said to call tenant Richard for pre call 30 min prior 650-455-8069
NE at 1:20 pm on 7/24/20. Gated
NE at 1:25 pm on 9/22/20. Gated
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
1.1 Living Room/Living Room Present
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2

2.12 Kitchen/Sink
Correct low water pressure

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall

5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace missing door knob - RR

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (garage)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Install collar around flue in kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 8/11 Owner, Olga, called in. Changed from 8/13 to 9/16 11-2
6-15-20- R/S from 6-15-20 to 7-22-20 owner call in said carpet is not done she dont want to replace the carpet while the tenant is there she is going to give here a notice to move. Pre call 415-864-0137
CH-3-20-20 R/S from 3-18-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20
4/3/20 due to COVID-19 concerns, rescheduled from 5/1 to 5/20
5/5/20 rescheduled from 5/20 to 6/15 due to COVID-19
CH-3-11-20 R/S from 3-18-20 to 4-16-20. Pre call 30 min prior 415-260-6241
NE at 11:00 am on 7/22/20.
NE at 12:00 pm on 10/26/20. Tenant refused

1.8 Living Room/Floor Condition
Replace damaged torn carpet

2.4 Kitchen/Security
Repair busted patio door glass pane
Repair patio screen door off track

2.7 Kitchen/Wall Condition
Repair large hoe in wall

2.8 Kitchen/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Replace busted frame and door right front bedroom

4.7 Other Rooms/Wall Condition
Repair closet doors off track left rear bedroom

4.8 Other Rooms/Floor Condition
Repair damaged torn carpet in all bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess debris from side yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in living room

1.1 Living Room/Living Room Present
NE at 11:00 am on 7/08/20. Tenants received no notification from owner.
NE at 10:25 am on 8/17/20. Tenant not notified
NE at 11:15 am on 9/17/20. Tenant not notified
NE at 1:00 pm on 10/26/20.Child home under 18

1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance - RF

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-7-20 Pre call owner 30 min prior 415-706-5268

3.12 Bathroom/Tub or Shower
Repair leaking shower head

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair inoperable garbage disposal

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (Basement)

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detectors (Basement)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage steps
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Front)
3.12 Bathroom/Tub or Shower
Repair leaking shower head (Master)
3.8 Bathroom/Floor Condition
Repair damaged flooring (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair cracked and damaged stair coverings (entrance)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet cover (front)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-17-20 to 9-16-20 due to COVID 19. Pre call 30 min prior 925-913-2292
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair damaged inoperable lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to attic
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:35 am on 7/08/20.
NE at 10:40 am on 8/17/20. Tenant not notified
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-29-20 to 10-26-20 tenant can only be there on Mondays per owner, Pre call 30 min prior
510-999-0993 Gate Code # 2686
MZ 8/18 Owner, Michelle, called in. Gate code is #2686 (510)999-0993

NE at 2:35 pm on 7/13/20. Gated
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-22-20 to 10-26-20 Tenant will not be there
CH-8-25-20 R/S from 8-27-20 to 9-22-20 Owner just got back from being out of the country. Pre call 30 min prior 925-255-3115
CH-8-5-20 R/S from 8-13-20 to 8-27-20 owner will be out of town. Pre call 30 min prior 925-255-3115
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/17 Due to COVID-19 called owner and changed from 3/18 to 4/17 1-4
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14

CH-12-2-19 R/S from 12-11-19 to 1/27/20
11-8-19 No Entry at 12:40pm
NE at 12:30 pm on 7/10/20.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove key lock from laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged wood on rear deck

1.1 Living Room/Living Room Present
CH-9-3-20 spoke with owner said call tenant 30 min prior 510-619-4801
NE at 11:05 am on 7/08/20. Tenants received no notification from owner.
NE at 10:20 am on 8/17/20. Tenant not notified

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 10:30 am on 8/17/20. Tenant not notified

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range oven

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066
CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:15 am on 8/26/20.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-10-27-20 Pre call 1 HR prior 510-543-1066

CH-7-31-20- Pre call owner 30 min prior 510-543-1066
NE at 9:30 am on 8/26/20.

3.12 Bathroom/Tub or Shower
Repair leaking faucet

3.4 Bathroom/Security
Remove keyed lock from interior door; replace missing strike plate

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

2.8 Kitchen/Floor Condition
Install threshold between flooring types

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.

2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge

2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.4 Bathroom/Security
Remove keyed lock from interior door

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
4.5 Other Rooms/Window Condition
Repair windows to provide weather tight seal
4.7 Other Rooms/Wall Condition
Repair damaged area of wall above heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
3.8 Bathroom/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-6-20 to 10-27-20 owner said repairs are not done. Pre call 30 min prior 925-934-6449
MZ 8/27 Owner, Luis, called in. Has several units on the same day. Needs a pre-call (925)934-6449
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
1.1 Living Room/Living Room Present
11/10/20 owner states property is vacant and will not be rented
MZ 10/28 Owner called in. Changed from 11/7 to 11/25 9-12
CH-8-10-20 R/S from 8-12-20 to 10-9-20. Owner states will not let any one in due to the COVID 19. Pre call 30 min prior 949-233-6749
NE at 10:50 am on 7/21/20. Tenant refused
NE at 11:20 am on 10/9/20. Tenant refused due to COVID
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)
1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
1.1 Living Room/Living Room Present
MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
1.1 Living Room/Living Room Present
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.
1.1 Living Room/Living Room Present
9-29-20 No Show no longer a rental LL present
NE at 11:00 am on 10/28/20. Landlord is selling property.
1.1 Living Room/Living Room Present
CH-8-11-20 Pre call 30 min prior 925-408-5249
NE at 9:55 am on 7/29/20
NE at 12:45 pm on 9/30/20. Gave pre call and left message.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range and oven
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet - 2nd floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard - Left rear
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CH-10-1-20 R/S from 10-5-20 to 10-28-20 owner said repairs not done. Pre call 30 min prior 510-375-5823
CH-8-11-20 R/S from 8-18-20 to 8-26-20 Owner has Wednesday off
CH-7-15-20 Pre call 30 min prior 510-375-5833
5/5/20 rescheduled from 5/18 to 6/15 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, rescheduled from 4/22 to 5/19
NE at 1:10 pm on 6/15/20
NE at 1:20 pm on 7/15/20.

1.3 Living Room/Electrical Hazards
Cover exposed wires

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-17-20 to 1028-20 owner said repairs are done and wanted inspection sooner. Owner ph# 510-525-7485
MZ 9/11 Owner called in. UNIT IS SUPPOSED TO BE 48 1/2. Pre-call (209)814-9728

7.2 Heating and Plumbing/Safety of Heating Equipment
No power for thermostat, heater inoperable

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 10-23-20 to 10-28-20 owner states tenant has Wednesday off. Pre call 30 min prior 510-604-0004
NE at 11:20 am on 7/7/20
NE at 11:25 am on 9/22/20

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable sink (Master)

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Master)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

5.2 Secondary Rooms/Security
Repair damaged laundry room door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor

1.1 Living Room/Living Room Present
10/1/20 no show, tan building with white trim, yellow wreath on door
NE at 1:30 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:10AM tenant not informed of inspection and phone number listed is disconnected Light green complex with brown trim
NE at 11:50 am on 10/29/20. Tenant not notified

1.1 Living Room/Living Room Present
9-28-20 No Entry 10:51am Light green house green trim. Owner call back stated house is empty and under probate
NE at 12:10 pm on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 8-26-20 to 9-29-20 owner is thinking about selling the house.
NE at 1:00 pm on 9/29/20. Unit is vacant.
NE at 1:20 pm on 10/29/20. Unit is vacant

1.1 Living Room/Living Room Present
CH-10-5-20 R/S from 10-22-20 to 10-29-20 owner will be out of town. Pre call 30 min prior 510-292-7698 gate code # 1987
MZ 7/1 Owner, Vincent, called in. Tenants not available that day. Changed from 7/15 to 8/3 11-2

MZ 6/19 Owner, Vincent, called in at 2:27PM after his appointment time to let us know that it is gated community. Call for access next time (510)292-7698. Gate code #1987

5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:20 pm on 6/19/20.

2.12 Kitchen/Sink
Secure loose faucet

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors 1st and 2nd floor

1.1 Living Room/Living Room Present
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2

CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 11-3-20 to 10-29-20 owner said repairs are done Pre call 30 min prior 510-227-9602
MZ 8/11 Owner called in. Has a doctors appointment that day. Changed from 9/14 to 9/21 1-4

2.12 Kitchen/Sink
Repair leak under sink (Auxiliary Unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Auxiliary unit)

4.4 Other Rooms/Security
Unable to inspect

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-10-30-02 owner call in gave permission to R/S with the tenant
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Needs a pre-call (510)910-0589
MZ 9/23 Owner called in. Needs a pre-call (510)910-0589
7.4 Heating and Plumbing/Water Heater
water heater leaking
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447
1.1 Living Room/Living Room Present
MZ 11/2 Owner called in. Cant be there for the inspection. Changed from 11/4 to 11/10 1-4 with pre-call (510)282-7963
CH-10-20-20 Owner would like a Pre call 30 min prior 510-282-7963
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset
1.1 Living Room/Living Room Present
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed
2.12 Kitchen/Sink
Leaking pipes under kitchen sink
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/2 Owner, Bob, called in. Unit not ready. Changed from 11/2 to 11/30 1-4
1.8 Living Room/Floor Condition
Floors and hall ways thruout unit missing/damaged flooring
2.10 Kitchen/Stove or Range with Oven
Stove inoperable
2.12 Kitchen/Sink
Sink faucet broken, Evince of leaking under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets damaged
2.3 Kitchen/Electrical Hazards
GFI will not test/reset in kitchen, light fixture inoperable and missing outlet cover plate missing

3.3 Bathroom/Electrical Hazards
Light fixture inooperable
3.8 Bathroom/Floor Condition
Bathrooms floor tile missing/damaged
4.4 Other Rooms/Security
Center right bedroom door frame damaged
4.5 Other Rooms/Window Condition
Right middle bedroom window broken
4.7 Other Rooms/Wall Condition
Right middle bedroom hole in wall
4.3 Other Rooms/Elecrtical Hazards
Center right bedroom light switch cover plate missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Fence missing boards/deteriorating falling down
8.3 General Health and Safety/Evidence of Infestation
Rat infestation
8.4 General Health and Safety/Garbage and Debris
Excessive garbage and debris
1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.
3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-717-3737
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-6-20 to 11-16-20 owner works that day Pre call 1 HR prior 415-819-3601
1.1 Living Room/Living Room Present
CH-11-2-20 Pre call 30 min prior 510-932-3255

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Install missing switch plate cover
1.1 Living Room/Living Room Present
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
MZ 11/3 Spoke with the owner. Repairs are not done. Changed to 11/25 1-4 Pre call 30 min prior 916-521-4978

MZ 10/6 Spoke with the owner. Repairs are not done. Changed from 10/9 to 11/6 11-2 Pre call 30 min prior 916-521-4978

CH-8-28-20 R/S from 9-28-20 to 10-9-20 repairs are not done. Pre call 30 min prior 916-521-4978
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged and rotted boards in rear deck; Repair damaged boards in retaining wall with nails exposed.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence in backyard
1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked
8.1 General Health and Safety/Access to Unit
Install unit signage on door
1.1 Living Room/Living Room Present
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-9-15-20 Pre call owner 30 min prior 510-919-0707
1.7 Living Room/Wall Condition
Fill cracks on walls and address peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.7 Bathroom/Wall Condition
Remove black discoloration
Correct peeling paint
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address peeling paint
4.8 Other Rooms/Floor Condition
Clear path and make access to windows
5.2 Secondary Rooms/Security
Remove deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear path and make access to exits
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

Smoke dectector is missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
4.5 Other Rooms/Window Condition
Remove discoloration
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

Front right burner not working
3.12 Bathroom/Tub or Shower
Tub or Tile(s) Need Repair/Replacement or regrout.
Clean discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory faucet has a major leak.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.2 Secondary Rooms/Security
Rear door frame rotted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
6.4 Building Exterior/Condition of Exterior Surfaces
Dryer vent cap missing
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease
3.4 Bathroom/Security
Remove keyed lock
3.5 Bathroom/Window Condition
Remove discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Remove discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease

Install missing range hood screen
3.12 Bathroom/Tub or Shower
Clean excessive discoloration
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
GIF outlet needed next to sink
3.6 Bathroom/Ceiling Condition
Repair peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Repair range hood light
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
No access to garage. Lock needs to be reversed so keyed entry point is in garage
5.3 Secondary Rooms/Electrical Hazards
Hall light switch cover missing
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
Gate surrounding unit leaning and fence missing boards
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.11 Kitchen/Refrigerator
Refrigerator/freezer not working/cooling as designed replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace upstairs bathroom toilet seat broken
5.3 Secondary Rooms/Electrical Hazards
Upstairs and downstairs hallway light fixtures inoperable

1.4 Living Room/Security
Install deadbolt locks for entry/exit doors (Livingroom and laundry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install PRVP for hot water heater
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (dining room), must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Unable to inspect
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing.
5.2 Secondary Rooms/Security
Rear door needs a deadbolt
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear items in laundry room to allow access to door
7.4 Heating and Plumbing/Water Heater
Discharge line must be copper, galvanized steel or cpvc
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable toilet (rear unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway
4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim
2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior Anna 510-776-4270 or Leanna 510-253-4404 or owner 510-390-0629
NE at 1:50 pm on 7/09/20. Gated
NE at 10:30 am on 8/18/20. Gated
NE at 1:45 pm on 11/3/20. Gate locked
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 8/24 Owner, Della, called in. Tenant has dialysis on Wednesdays. Changed from 8/26 to 9/18 1-4
3.4 Bathroom/Security
Secure loose cabinet door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-295-5984
NE at 11:15 am on 7/17/20
NE at 11:10 am on 8/11/20
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Laundry room)
6.4 Building Exterior/Condition of Exterior Surfaces
Cover hole with exposed wires at entrance
1.1 Living Room/Living Room Present
NE at 11:45 am on 7/17/20
NE at 11:00 am on 8/11/20
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance; repair water damaged ceiling (garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure loose thermostat - Hall
8.1 General Health and Safety/Access to Unit
Unable to inspect rear unit
1.1 Living Room/Living Room Present
MZ 9/14 Owner, Margo, called in. Tenant needs a Monday inspection. Changed from 9/17 to 9/21 1-4

CH-8-17-20 R/S from 8-24-20 to 9-17-20 repairs not done do to COVID 19. Pre call 30 min prior 925-783-6411
CH-7-27-20 R/S from 7-31-20 to 8-24-20 tenant is out of town. Pre call 30 min prior 925-783-6411
CH-6-25-20 R/S from 7-1-20 to 7-31-20 owner needs more time Pre call 30 min prior 925-783-6411
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RF
2.10 Kitchen/Stove or Range with Oven
Oven control panel loose replace
3.3 Bathroom/Electrical Hazards
Upstairs bathroom light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors upstairs and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlets inoperable
8.3 General Health and Safety/Evidence of Infestation
Mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard overgrown
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence
1.1 Living Room/Living Room Present
CH-9-23-20 Pre call 30 min prior 510-701-2862
2.12 Kitchen/Sink
Garbage disposal inoperable
2.7 Kitchen/Wall Condition
Kitchen wallpaper pulling off
2.8 Kitchen/Floor Condition
Hole in kitchen flooring
3.6 Bathroom/Ceiling Condition
Bathroom ceiling paint peeling
3.7 Bathroom/Wall Condition
Bathroom wall paint peeling
4.10 Other Rooms/Smoke Detectors
Carbon monoxide detector in operable common area and smoke detector inoperable in common area
1.1 Living Room/Living Room Present
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/04/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector
1.1 Living Room/Living Room Present
9-22-20 No Show 12:34PM green house green trim tan steps
NE at 10:25 am on 11/04/20. Green door white trim.
1.1 Living Room/Living Room Present
MZ 9/22 Veronica, LL daughter called in. Needs a pre-call (510)323-3303

NE at 1:10 pm on 8/17/20.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
2-21-20 No entry at 2:20pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:05 am on 8/24/20.
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-22-20 to 8-24-20 Property mgr said tenant tested positive for COVID 19

MZ 6/3 PM, Cricket, called in. Owner not available on 6/24. Changed to 7/22 with pre-call (415)686-4164
No entry at 2:00pm
CH-2-12-20 Pre call 30 min prior 415-686-4164
5/5/20 rescheduled from 5/21 to 6/24 due to COVID-19
NE at 11:20 am on 8/24/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-9-1-20 R/S from 9-2-20 to 9-25-20 owner states due to COVID and kids schooling
CH-8-31-20 Pre call 30 min prior 510-612-4140
2.4 Kitchen/Security
Install thumb turn deadbolt lock
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock and replace with thumb turn deadbolt lock (Garage)
1.1 Living Room/Living Room Present
MZ 9/8 PM, Ali, called in. Cant make the inspection. Changed from 9/14 to 9/25 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-4-20 R/S from 9-21-20 to 9-25-20 owner said tenant has Thursday & Friday off. Pre call 30 min prior
415-724-6367 or 415-571-7746
2.10 Kitchen/Stove or Range with Oven
Right rear burner will not ignite
2.12 Kitchen/Sink
Faucet damaged/leakage.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. toilet
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite
1.4 Living Room/Security
Security door knob not working as designed key will not unlock door
1.8 Living Room/Floor Condition
Carpet has strong odor mildew/mold throughout the house replace
2.11 Kitchen/Refrigerator
Refridgerator Not Cooling Properly.
2.3 Kitchen/Electrical Hazards
Kitchen GFI will not test/reset and sparking replace
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet not working as designed
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater not working as designed
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
MZ 9/8 Owner called in. Call the tenant for access. Laura (567)225-2445 or Nick (419)322-1870 call box code 302#

NE at 11:15 am on 9/04/20. Gated
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; repair fixture hanging by wires
8.1 General Health and Safety/Access to Unit
Repair exposed exterior outlet with live current - Balcony
1.1 Living Room/Living Room Present
MZ 9/21 Address is wrong. Go to 460 S 17th St. Pre-call (510)388-0816

NE at 12:10 pm on 7/29/20. Tenant exposed to COVID-19. Correct address is 460 s 17th St.
NE at 1:40 pm on 8/19/20. Unable to locate address
NE at 12:40 pm on 9/9/20.
2.12 Kitchen/Sink
Replace missing grout around sink
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair defective thermostat
1.1 Living Room/Living Room Present
NE at 1:45 pm on 9/9/20. Due to COVID-19 tenants refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
11/5/20 owner reported property is vacant and listed for sale

1.1 Living Room/Living Room Present
11/*5/20 updated as family rental
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414
1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing
2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.
4.5 Other Rooms/Window Condition
Install window lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
1.1 Living Room/Living Room Present
NE at 1:25 pm on 8/27/20. Gated
NE at 11:00 am on 10/7/20. Gated
NE at 12:00 pm on 11/05/20. Gated
1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Right front burner will not ignite
2.3 Kitchen/Electrical Hazards
Microwave plug inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rear bathroom faucet cold water inoperable
6.4 Building Exterior/Condition of Exterior Surfaces
Outside front light inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 9-3-20 to 9-1-20 Pre call 30 min prior 510-230-3332
NE at 1:15 pm on 10/6/20. Landlord unavailable.

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity - left of sink

4.5 Other Rooms/Window Condition
Windows must open, close and lock - LR

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

2.12 Kitchen/Sink
Kitchen sink faucet constantly drips

3.12 Bathroom/Tub or Shower
Hallway bathroom shower head leaking and spraying water repair/replace

3.3 Bathroom/Electrical Hazards
Hallway bathroom GFI no power

3.8 Bathroom/Floor Condition
Master bathroom loose tile

5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck top railing loose

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover on exterior

8.7 General Health and Safety/Other Interior Hazards
Garage light inoperable and outside GFI inoperable and close hole above switch in garage, Garage opener wire hanging down

1.1 Living Room/Living Room Present
5/4/2020 No answer no voicemail. Rings over 10xs 510-223-8118. Notices mailed out for 6/12/2020 9am-12noon.

CH-4-3-20 R/S from 4-8-20 to 5-11-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:00 am on 6/12/20.
NE at 11:10 am on 7/15/20. Tenant refused
NE at 11:40 am on 8/20/20.

4.4 Other Rooms/Security
Remove double cylinder deadbolt lock - RR

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

2.10 Kitchen/Stove or Range with Oven
Stove burners will not ignite

2.3 Kitchen/Electrical Hazards
GFI will not test and reset

1.1 Living Room/Living Room Present
MZ 9/23 Lydia called in. Changed from 9/30 to 9/24 9-12 with Pre-call for access (415)350-2434 or (510)223-8188

MZ 9/14 Owner, Lydia , called in. Unit is vacant so they want the inspection ASAP. Pre-call for access (415)350-2434 or (510)223-8188

NE at 11:45 am on 9/11/20.

1.3 Living Room/Electrical Hazards
Repair inoperable outlet

4.3 Other Rooms/Elecrtical Hazards
Repair all outlets with open-ground (All bedrooms)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Repair large cracks in ceiling and above door frame - LF

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence

1.1 Living Room/Living Room Present
NE at 9:45 am on 9/03/20. Gated

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair leak under sink
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
NE at 10:30 am on 10/7/20. Tenant refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair defective toilet make loud noise after flush
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking control knob - 2nd floor
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:50pm olive building white trim rang doorbell camera at front door

MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
11-19-20 No Entry 2:47pm gray and white building knocked on door and rang bell MZ 11/6 PM called in. Needs a pre-call 510-685-5412
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)

4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.12 Bathroom/Tub or Shower
Replace missing shower control knob - Hall
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.4 Living Room/Security
Remove double cylinder deadbolt lock
1.1 Living Room/Living Room Present
MZ 11/9 PM, Maceo, Called in. Tenant is sick. Changed from 11/9 to 12/4 1-4. PM states to schedule and mail a new notice.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Patricia, called in. Tenant needs any day but Monday. Changed from 11/16 to 11/20 1-4. Owner gave permission for tenant to call in and change
MZ 11/4 Tenant # 510-932-7554 Darlene
CH-8-21-20 R/S from 9-22-20 to 10-9-20 owner needs more time for the repair of painting
Pre call 30 min prior 520-360-0694
MZ 6/17 Owner, Patricia, rescheduled from 7/13 to 8/10. Due to concerns with COVID-19 cant come out to make the repairs yet.

5/1/2020 Spoke with owner reschedule due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:35 pm on 10/9/20. Landlord making repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
1.1 Living Room/Living Room Present
CH-11-9-20 R/S from 11-13-20 to 11-25-20 owner states tenant only has Wednesdays off. Pre call tenant at 510-318-4424
MZ 10/22 Owner called in. Pre-call Lasonja (510)318-4424

MZ 9/21 Owner, Scott, called in. Tenant cant do that date. Changed from 9/23 to 10/21 1-4
NE at 1:05 pm on 10/21/20. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 11/9 Owner, Lin Li, called in. Gives permission for the tenant to reschedule as needed
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door and drawer
3.8 Bathroom/Floor Condition
Repair buckling area; repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair damaged window sill
1.4 Living Room/Security
Repair damaged screen door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8	Other Rooms/Floor Condition
	Repair damaged carpet at threshold
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace cracked floor vent grate - Hall
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Basement
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet drawer
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite
4.3	Other Rooms/Elecrtical Hazards
	Repair all outlets in unit with open-ground
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.13	Bathroom/Ventilation
	Replace missing cover
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Repair cracked windows around entire unit
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
1.1 Living Room/Living Room Present
NE at 11:30 am on 11/09/20. Black screen gate
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
1.1 Living Room/Living Room Present
unit is vacant and owner states they do not plan to rent it for the foreseeable future
1.1 Living Room/Living Room Present
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
4.4 Other Rooms/Security
Repair inoperable window lock - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)
4.4 Other Rooms/Security
Remove keyed lock from interiors doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 10:25 am on 11/10/20. Tenant refused
1.1 Living Room/Living Room Present
CH-11-11-20 Pre call 901-553-9825 gated area gate code #9999
NE at 10:50 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
NE at 10:45 am on 11/10/20. Gated community
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953

1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel

8.3 General Health and Safety/Evidence of Infestation
Infested with roaches

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Called the O they answered and hung up. Sch for 12/2 9-12 sent notices.

CH-10-13-20 R/S from 10-21-20 to 10-30-20 owner will be out of town Pre call 30 min prior 510-241-6550
CH-7-7-20 Pre call 30 min prior 925-503-3777 or 510-241-6550

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.5 Bathroom/Window Condition
Window must open, close and lock (Master)

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

CH-10-1-20 R/S from 10-2-20 to 10-30-20 owner states tenant will not let anyone in unit due to COVID. Pre call 30 min prior 510-812-4055
MZ 9/3 Owner called in. Tenant doesnt want anyone in right now. Changed from 9/4 to 10/2 11-2

CH-7-28-20 Owner call in said to R/S from 7-28-20 to 9-4-20 tenant will not any one in due to COVID 19. Pre call 510-812-4055

1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-23-20 to 12-2-20 tenant will be out of town. Pre call 30 min prior 510-693-6625

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.

1.4 Living Room/Security
Repair damaged screen door

3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement

4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement

6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Move furniture blocking window egress

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Repair damaged flooring at entrance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.1 General Health and Safety/Access to Unit
Install unit door signage
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-10-21-20 R/S from 10-21-20 to 11-12-20 owner call in said tenant is sick.
CH-7-6-20 R/S from 7-6-20 to 8-3-20 owner states tenant is sick . Pre call 30 min prior 415-637-2042
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

1.1 Living Room/Living Room Present
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-18-20 owner order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel

3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Investigate and remove black organic substance under sink; repair water damaged area

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused

1.1 Living Room/Living Room Present
11/20/20 inspection cancelled per COR, will be rescheduled after COVID
MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 9/10 to 9/16 11-2 with pre-call
(510)409-4917 has multiple properties same day
9/1/20 per COR, R/S from 9/16 to 10/20
NE on 10/20/20 at 1:05 pm. Landlord unavailable.
NE at 11:30 am on 11/13/20. Tenant and landlord refused due to COVID- 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-23-20 to 10-21-20 due to the COVID
CH-7-14-20 R/S from 8-5-20 to 8-25-20 due to the COVID 19
CH-7-2-20 Pre call 30 min prior 510-236-8366
7/6/20 R/S due to T having compromised immune system
NE at 11:15 am on 8/25/20
NE at 1:00 pm on 10/21/20. House being sold.
NE at 10:40 am on 11/13/20. House has been sold.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension

1.1 Living Room/Living Room Present
CH-10-23-20 R/S from 11-18-20 to 11-13-20 owner states tenant can only do Fridays day off
CH-9-15-20 R/S from 9-29-20 to 10-2-20 Pre call 30 min prior 415-307-6769 or 510-529-9509
CH-7-28-20 R/S from 8/18/20 to 9/8/20 Due to COVID 19 Pre call 30 min prior 415-307-6769
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-27-20 R/S from 4-1-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:30 pm on 6/19/20.
NE at 2:10 pm on 7/15/20.
NE at 11:15 am on 9/8/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of range)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard - (Master)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
NE at 11:10 am on 10/22/20.

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail for basement stairs

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:10 pm on 10/22/20. Landlord not notified.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

1.1 Living Room/Living Room Present
CH-8-13-20 R/S from 9-10-20 to 9-16-20 can not do Tuesday or Thursday. Pre call 30 min prior 530-417-5944
.owner has total of 4 unit on for today
NE at 12:05 pm on 10/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover (Rear)

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4

1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.

1.4 Living Room/Security
Remove double cylinder dead bolt

2.10 Kitchen/Stove or Range with Oven
Must be present for inspection

2.12 Kitchen/Sink
Replace inoperable faucet

3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in. Repair man cant start until Dec 16. Changed from 11/20 to 12/18 11-2
MZ 10/9 Owner called in. Unit wont be ready. Changed from 10/26 to 11/20 11-2
3.12 Bathroom/Tub or Shower
Repair leaking control knob
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged defective windows; window must open, hold, close, and lock (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair leaking laundry room spigot
1.1 Living Room/Living Room Present
MZ 11/16 Owner called in and changed from 12/2 to 12/18 1-4
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner changed to 12/2 9-12 sent notice
CH-10-2-20 R/S from 10-6-20 to 10-30-20 owner states tenant is sick. Pre call 30 min prior 415-728-2961
CH-7-28-20 R/S from 7-29-20 to 9-1-20 due to the COVID 19 Pre call 30 min prior 415-728-2953
1.3 Living Room/Electrical Hazards
Repair damaged inoperable outlet
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
7.4 Heating and Plumbing/Water Heater
TPR discharge line needs to be cooper or steel
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
1.1 Living Room/Living Room Present
MZ 11/16 PM called in. Pre-call maintenance for access 510-221-1942
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min 415-686-0778
NE at 1:40 pm on 11/23/20. Tenant has been exposed to COVID-19
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Stove burners removed unable to test
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Repair wall hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed
3.12 Bathroom/Tub or Shower
Recaulk tub. and resurfaced as it has rust
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling.
4.7 Other Rooms/Wall Condition
Repair wall hole. and inside closet
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio hand rail loose
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. rear and side of unit
8.2 General Health and Safety/Exits
Exterior door leading to garage needs deadbolt lock install
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.4 Other Rooms/Security
Remove keyed lock from interior door. lower level
4.10 Other Rooms/Smoke Detectors
Bedroom 3 center 2nd level Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 2nd level outlets have open grounds
4.7 Other Rooms/Wall Condition
Bedroom 4 clean black discoloration on wall around window
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
8.7 General Health and Safety/Other Interior Hazards
Rear exterior door needs deadbolt lock installed
2.10 Kitchen/Stove or Range with Oven
clean excessive grease from stove and range hood
2.12 Kitchen/Sink
need to caulk sink
4.4 Other Rooms/Security
Tenant to clear personal belongings from blocking exit doo in laundry room
4.7 Other Rooms/Wall Condition
Repair wall hole. above laundry room exit door

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. side of unit

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Transition strip needed at entry

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement. cracked in multiple places

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Bedroom 1

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 3

7.2 Heating and Plumbing/Safety of Heating Equipment
Heaters inoperable

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. right bedroom

5.3 Secondary Rooms/Electrical Hazards
Hall way outlet has something broken off in upper receptacle

1.1 Living Room/Living Room Present
CH-9-25-20 Pre call owner 30 min prior 510-375-4530

4.4 Other Rooms/Security
Remove keyed lock from interior door. Bedroom 2 master bedroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Laundry room

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors - Hall

4.5 Other Rooms/Window Condition
Replace missing window lock - right rear

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from yard

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 9-25-20 to 10-1-20 owner states tenant will not be home .Pre call 2 HRs prior 510-517-4160

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-9-10-20 Pre call 1 HR prior 510-725-8830

2.1 Kitchen/Kitchen Area Present
Leak under kitchen faucet leak

4.7 Other Rooms/Wall Condition
Bedroom closet door off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace broken thermostat

1.1 Living Room/Living Room Present
NE at 11:20 am on 9/15/20

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.
1.5 Living Room/Window Condition
Replace missing window lock
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation
2.11 Kitchen/Refrigerator
Replace missing interior shelving
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.6 Kitchen/Ceiling Condition
Clean ventilation fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash
3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub
3.5 Bathroom/Window Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-2-20 to 11-16-20 owner states tenant just got back from Mexico last night
CH-9-17-20 Pre call 30 min prior 510-232-6695
1.7 Living Room/Wall Condition
Fill cracks
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
No access to windows
4.7 Other Rooms/Wall Condition
Fill cracks
5.2 Secondary Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Armin, called in. Changed from 11/23 to 11/30 11-2. Pre-call 30 min prior 415-297-9723
1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter

3.5 Bathroom/Window Condition
Repair damaged window frame

3.7 Bathroom/Wall Condition
Excessive peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable

4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water

3.4 Bathroom/Security
Bathroom door peeling paint R/R

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units

3.7 Bathroom/Wall Condition
Bathroom wall loose tile

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20

3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable

8.2 General Health and Safety/Exits
Garage exit door knob loose

8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed

1.1 Living Room/Living Room Present
CH-8-27-20 R/S from 9-1-20 to 9-29-20 Owner states tenant is sick. Pre call 30 min prior 510-334-3244
CH-7-29-20 R/S from 8-5-20 to 9-1-20 Due to COVID 19 Pre call 30 min prior 510-334-3244

CH-2-3-20 R/S from 2-7-20 to 2-19-20 Owners maint. person has not been able to reach him. Pre call 30 min prior 510-334-3244
5/5/20 rescheduled from 5/28 to 6/25 due to COVID-19
MZ 1/9 Owner, Rose, called in. Changed from 1/15 to 2/7 with pre-call (510)334-3244

CH-11-25-19 R/S from 11-27-19 to 12-6-19.Owner states tenants are being uncooperative. pre call 30 min prior 510-334-3244

CH-10-18-19 R/S from 11-6-19 to 11-27-18 owner will be out of town.
NE at 12:05 pm on 6/25/20.

1.4 Living Room/Security
Repair / replace damaged screen door

4.7 Other Rooms/Wall Condition
Repair wall hole. (left front bedroom)

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.7 Bathroom/Wall Condition
Bath wall chipping and peeling paint

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call 30 min prior 510-816-2410

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front and back porches light inoperable

2.10 Kitchen/Stove or Range with Oven
Missing oven knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose from floor

3.5 Bathroom/Window Condition
Bathroom window frame peeling paint

3.6 Bathroom/Ceiling Condition
Bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Bathroom wall excessive black discoloration

7.2 Heating and Plumbing/Safety of Heating Equipment
Broken thermostat

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Stair light inoperable

1.1 Living Room/Living Room Present
CH-9-29-20 Pre call owner 30 min prior 415-747-4761

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint at side of building

3.2 Bathroom/Electricty
Master bathroom GFI inoperable

3.3 Bathroom/Electrical Hazards
Master bathroom light fixture inoperable

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling excessive black discoloration

3.7 Bathroom/Wall Condition
Master bathroom wall excessive black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Master bathroom ceiling water damaged previous leaking excessive black discoloration

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and ouside
1.1 Living Room/Living Room Present
CH-10-1-20 Pre call 30 min prior 510-860-8349
MZ 8/10 Owner, Manuel, called in. Changed from 9/3 to 10/2 9-12 doing construction. Pre-call (510)860-7674
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-15-20 R/S from 7-21-20 to 8-3-20 Pre call 30 min prior 707-731-7915
MZ 6/24 Owners daughter, Dena, called in. Owner has doctors appointment. Changed from 7/6 to 7/21 1-4 with pre-call (707)731-7915
NE at 12:00 pm on 8/3/20.
NE at 9:10 am on 9/11/20.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:45 am on 8/11/20
3.12 Bathroom/Tub or Shower
Tub rusting resurface
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
11-16-20 No Access Tan home white trim didnt speak English refused inspection
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house
1.1 Living Room/Living Room Present
11-16-20 No access 10:19AM gray house brown fence old appliances in yard
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
4.4 Other Rooms/Security
Bedroom door will not close as designed
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
1.4 Living Room/Security
Front door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen

1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .
7.4 Heating and Plumbing/Water Heater
install PRVP line
3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard
2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard
8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

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MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-11-18-20 Pre call 30 min prior 510-334-4803

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant doesnt want anyone in unit right now. Changed from 11/19 to 12/18 11-2
NE at 11:40 am on 12/18/20. Owner occupied
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-8-21-20 Address is 48 Park Lane Pre call 30 min prior 510-522-6112
NE at 11:50 am on 7/21/20. Unable to locate address
NE at 11:00 am on 8/12/20. Invalid address
NE at 11:45 am on 9/9/20. Tenant not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet (1st floor)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

4.6 Other Rooms/Celing Condition
Make free of peeling paint; repair water damaged area - Hallway
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/15/20. Tenant refused
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-9-17-20 Pre call 30 min prior 510-334-8057
NE at 12:30 pm on 9/11/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door off hinge (2nd floor hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:05 am on 9/10/20. Landlord making repairs
1.6 Living Room/Ceiling Condition
Repair large crack in ceiling
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of sink)
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 925-708-7907
2.10 Kitchen/Stove or Range with Oven
Repair light cover over stove
4.10 Other Rooms/Smoke Detectors
Carbon Monoxide Detector is missing. All units must have at least one operable smoke detector in a common area on each level.
2.12 Kitchen/Sink
Kitchen faucet dripping constantly
3.7 Bathroom/Wall Condition
Hole in wall next to tub water damaged
4.6 Other Rooms/Celing Condition
Bedroom ceiling evidence of leaking water damaged black discoloration
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. for outside flood safty
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.4 Living Room/Security
Weather strip front door gaps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 8/26/20.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair slow / clogged drain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged vanity
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-10-20 to 10-5-20 Due to COVID. Pre call 30 min prior 510-234-4718
2.4 Kitchen/Security
Repair damaged lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage growing along side of unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-10-28-20 R/S from 10-28-20 to 11-18-20 tenant has doctor appt. Pre call 30 min prior 707-649-0927
NE at 11:45 am on 7/21/20. NE at 11:05 am on 9/23/20.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock (garage entry door)

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-20-20 to 11/18/20 owner states tenant was exposed to COVID Pre call 30 min prior 415-793-2090
MZ 9/11 Owner called in. Due to COVID-19 changed from 9/18 to 10/20 1-4

MZ 8/10 PM, Andrew, called in. Changed from 8/18 to 9/18 1-4 due to concerns with COVID-19

CH-7-8-20 Pre call 30 min prior 415-793-2090

3.1 Bathroom/Bathroom Present
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris; Cut overgrown grass -Front yard

1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 11-3-20 to 11-18-20 owner has seminars until 11/17 Pre call 30 min prior 510-334-1884
MZ 8/25 Owner, Judy, called in. Tenants are concerned with COVID-19, doesnt want anyone in unit right now. Changed from 8/26 to 9/23 11-2 with pre-call (510)334-1884

2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (right of sink)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each floor

5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet (basement stairs)

1.1 Living Room/Living Room Present
NE at 9:45 am 10/23/20.

3.12 Bathroom/Tub or Shower
Repair damaged and inoperable tub/shower faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 11/19 Owner, Lassaad, called in. Tenants wont let him into the property and are being evicted. Changed from 11/20 to 12/16 11-2

CH-10-28-20 R/S from 11-2-20 to 11-20-20 Tenant will not let anyone in the unit they are high risk. Pre call 30 min prior 510-334-9528

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.(All bedrooms)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed (garage), must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received

1.5 Living Room/Window Condition
Move items blocking egress

2.1 Kitchen/Kitchen Area Present
Move items blocking egress

4.5 Other Rooms/Window Condition
Move items blocking egress

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector

3.12 Bathroom/Tub or Shower
Make free of peeling paint

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Replace missing door knob; repair closet doors off track

3.12 Bathroom/Tub or Shower
Re-caulk around tub

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
2.12 Kitchen/Sink
Repair defective garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)
4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 Owner called in. Tenant wont be there. Changed from 11/24 to 12/18 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

2.12 Kitchen/Sink
Repair leaking dishwasher

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-29-20 to 11-20-20 owner is out of town Pre call 30 min prior 510-388-5203
MZ 10/1 Returned vm for the owner, Anna. Rescheduled inspection. Owner cant be there due to concerns with COVID. Changed from 10/9 to 10/29 11-2

CH-8-17-20 R/S from 8-17-20 to 10-9-20 owner call in said still out of town and has COVID 19. Pre call 30 min prior 510-388-5203
MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-3-2-20 R/S from 3-18-20 to 5-6-20 Owner is out of town
NE at 2:05 pm on 6/16/20. Tenant unaware of
inspection.
NE at 1:20 pm on 11/20/20. Landlord unavailable

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly, leaking

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
Sink Base Cabinet Damaged/Needs Repair, leak under sink.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture in hall

1.1 Living Room/Living Room Present
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 11-20-20 owner states tenant will not be there. Pre call 30 min prior 510-944-9968
CH-10-5-20 R/S from 10-9-20 to 11-4-20 owner still out of town. Pre call 30 min prior 510-944-9968
CH-8-20-20 R/S from 8-25-20 to 10-9-20 owner has family emergency. Pre call 30 min prior 510-944-9968
CH-7-28-20 Pre call 30 min prior 30 min 510-944-9968
1-8-20 No Entry at 10:00AM
2/12/20 no show at 11:40am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 12:04 pm on 6/30/20. Tenant refused.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-10-22-20 R/S from 11-4-20 to 11-20 can only do on Fridays. Pre call 30 min prior 510-387-0684

2.12 Kitchen/Sink
Disposal not functioning.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear steps deteriorating and loose

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

1.1 Living Room/Living Room Present
NE at 11:45 am on 11/06/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/23 Luis, PM, called in. Tenants have family coming for Holiday doesnt want inspection that week. Changed from 11/25 to 12/15 1-4
MZ 11/2 PM, Luis, called in. Unit will not be ready. Changed from 11/4 to 11/25 1-4
MZ 8/21 Owner called in. Tenant cant be there for inspection. Changed from 8/24 to 8/28 1-4

NE at 11:40 am on 7/27/20.
NE at 1:40 pm on 8/28/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Ventilation fan in kitchen not working as designed

2.12 Kitchen/Sink
Leaking pipes under kitchen sink

6.3 Building Exterior/Condition of Roof and Gutters
Clean gutter full of debris

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut trees in back yard

1.1 Living Room/Living Room Present
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

4.4 Other Rooms/Security
Remove key lock from hall closet

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground

2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable

1.7 Living Room/Wall Condition
Living room walls have cracks

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds

4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable

4.7 Other Rooms/Wall Condition
Hallway walls have cracks

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.1 Living Room/Living Room Present
11-17-20 No Entry there is no physical address with 863 Wilson confirmed with Alison 861 Wilson is a single home not being rented per owner at residence

7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

1.1 Living Room/Living Room Present
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

3.3 Bathroom/Electrical Hazards
Bathroom light hanging down

1.1 Living Room/Living Room Present
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink

2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite

7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room

3.3 Bathroom/Electrical Hazards
2nd bathroom outlets has hot/neutral reverse

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable

4.7 Other Rooms/Wall Condition
Hole in wall behind bedroom door

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
2.12 Kitchen/Sink
Kitchen faucet handle broken
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
1.4 Living Room/Security
Large gap around living room door (weather strip door)
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Needs a 30 min pre-call 415-815-7140, 11/23/20 no show at 11:10am, green house, appears vacant
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable toilet - (1st floor)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
4.4 Other Rooms/Security
Install missing closet door knobs
1.1 Living Room/Living Room Present
NE at 1:30 pm on 11/23/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
3.12 Bathroom/Tub or Shower
Tub peeling paint
2.12 Kitchen/Sink
Cover for dishwasher control off repair
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
1.5 Living Room/Window Condition
All of the house windows screens have holes
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.1 Living Room/Living Room Present
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Was unaware she needed to call in to request a pre-call. Needs a pre-call for the next inspection. 510-417-1156
NE at 12:15 pm on 11/24/20. Tenant refused
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
3.13 Bathroom/Ventilation
Clean vent fan
3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
3.4 Bathroom/Security
Remove keyed lock
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck; Install hand rail for steps on left side of house
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
4.4 Other Rooms/Security
Install thumb turn lock on rear exit door
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
1.5 Living Room/Window Condition
Replace broken window panes

4.5 Other Rooms/Window Condition
Replace broken window panes
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/24/20. White screen door
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.
2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking
4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
7.4 Heating and Plumbing/Water Heater
Install PRVP
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
1.1 Living Room/Living Room Present
Paint on wall peeling
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:26pm knocked on door glass broken
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267 MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:30 am on 8/11/20

2.10 Kitchen/Stove or Range with Oven
Stove right front and right rear burners not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking water
3.4 Bathroom/Security
Bathroom door peeling paint R/R
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:40 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.5 Bathroom/Window Condition
Repair damaged window frame
3.7 Bathroom/Wall Condition
Excessive peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.6 Living Room/Ceiling Condition
Ceiling tape pulling in living room repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
2.5 Kitchen/Window Condition
Kitchen window broken
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in common area
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
1.7 Living Room/Wall Condition
Paint on wall peeling
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community

1.1 Living Room/Living Room Present
NE at 1:20 pm on 9/9/20. Tenant not notified.
NE at 1:20 pm on 9/28/20. Tenant was not notified.
NE at 11:45 am on 10/29/20. Tenant unavailable
NE at 1:15 pm on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused

1.1 Living Room/Living Room Present
NE at 12:20 pm on 8/21/20.
NE at 1:50 pm on 11/2/20. Gate locked

8.1 General Health and Safety/Access to Unit
Install unit signage on door

1.1 Living Room/Living Room Present
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 510-409-5149
CH-8-11-20 R/S from 8-12-20 to 10-9-20 Due to COVID 19 owner states tenant is at high risk.
NE at 10:35 am on 7/24/20. Gated
NE at 11:45 am on 11/05/20. Red door
NE at 1:15 pm on 11/30/20. Red door gray building.

1.1 Living Room/Living Room Present
NE at 11:25 am on 8/27/20. Landlord making repairs
NE at 10:45 am on 10/7/20. Unit has no power.
NE at 12:00 pm on 11/05/20. Tenant unavailable, black iron gate
NE at 2:00 pm on 11/30/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.4 Living Room/Security
Repair damaged screen door - cut hazard

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Repair leaking pipes on water heater; repair inoperable water heater

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall

3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:55 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:15 pm on 9/18/20. Tenant refused.
NE at 1:50 pm on 10/20/20.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area
1.1 Living Room/Living Room Present
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
1.1 Living Room/Living Room Present
NE at 1:15 pm on 8/27/20. Tenant is sick
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 1:35 pm on 8/27/20.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
2.12 Kitchen/Sink
Kitchen sink is missing P-trap.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Repair cracked window pane - LR
1.1 Living Room/Living Room Present
MZ 8/13 PM, Greg, called in. Tenant doesnt want anyone in due to COVID-19. Changed from 8/17 to 9/18 11-2

NE at 10:45 am on 7/08/20. Property has new owner or management per tenant.
NE at 12:10 pm on 9/18/20.
4.4 Other Rooms/Security
Remove keyed lock from interior door - LF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance - RF
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance from walls (Rear exit door)

1.1 Living Room/Living Room Present
CH-9-25-20 R/S from 9-28-20 to 10-23-20 no one will be there. Pre call 30 min prior 510-815-4505

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Changed from 9/28 to 10/23 11-2

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

1.1 Living Room/Living Room Present
9-21-20 No Show 11:17am downstairs unit on right in red complex with whit trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-16-20 to 11-30-20 Owner said had to find a replacement door. might have to special order it.925-667-6414

1.4 Living Room/Security
Front entry door damaged, Entry door deadbolt knob missing

2.10 Kitchen/Stove or Range with Oven
right rear burner not self lighting

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
MZ 12/1 Owner called in. Pre-call 30 min prior 510-386-4810
NE at 11:00 am on 8/26/20. Tenant not notified
NE at 11:50 am on 11/18/20. Tenant unavailable
NE at 1:00 pm on 12/16/20. Gated community

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-13-20 12-1-20 tenant is high risk due to COVID 19CH-9-21-20 R/S from 9-21-20 to 10-22-20 tenant is high risk due to COVID
CH-8-14-20 R/S from 8-18-20 to 9-21-20 Do to tenant at high risk of COVID 19>
5/5/20 rescheduled from 5/18 to 6/19 due to COVID-19
CH-3-24-20 R/S from 3-25-20 to 4-22-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4/3/20 due to COVID-19 concerns, moved from 4/22 to 5/18
NE at 12:10 pm on 6/19/20. Tenant refused
NE at 1:50 pm on 7/15/20.
NE at 12:25 pm on 10/22/20.
NE at 1:40 pm on 12/01/20. Brown door white trim

1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable

1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal

2.12 Kitchen/Sink
Correct low water pressure (Hot)

1.1 Living Room/Living Room Present
CH-9-22-20 R/S from 9-23-20 to 10-9-20 owner will be out of town. Pre call 30 min prior 510-221-7701
NE at 10:55 am on 7/15/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Replace missing control knobs

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet door to hinge

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in ceiling; replace missing attic crawl space door- Basement

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-8-18-20 R/S from 9-11-20 to 10-9-20 tenant will not let anyone in due to the COVID he is high risk

4.4 Other Rooms/Security
Replace missing door knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris

1.1 Living Room/Living Room Present
CH-7-8-20 R/S from 7-13-20 to 8-6-20 owner will not be home. Pre call 30 min prior 510-557-7517
NE at 9:45 am on 9/18/20. Landlord making repairs.

7.4 Heating and Plumbing/Water Heater
New Fail - Install seismic straps; investigate leak around water heater

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors on 1st and 2nd floor

6.1 Building Exterior/Condition of Foundation
Secure loose foundation vent cover

7.6 Heating and Plumbing/Plumbing
Repair leaking and deteriorated pipe on exterior of house

1.1 Living Room/Living Room Present
9-23-20 No entry 1:36pm olive house Toyota prius in driveway

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and cracked concrete at entrance - trip hazard

3.12 Bathroom/Tub or Shower
Correct low water pressure (Hot)

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard; complete all repairs in dining room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace inoperable thermostat; repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/3/20. Red door with white trim

2.10 Kitchen/Stove or Range with Oven
Stove and oven will not ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet dripping hot water constantly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/05/20. Tenant unavailable.

4.5 Other Rooms/Window Condition
Install window lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear hallway tile cracked and sinking

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-11-20-20 R/S from 11-24-20 to 12-1-20 tenant has doctor appt P
re call 30 min prior 510-289-1628
MZ 11/2 Owner called in. Changed from 11/5 to 11/24 11-2
NE at 11:15 am on 9/03/20.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-ground
7.4 Heating and Plumbing/Water Heater
Increase hot water pressure
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
1.1 Living Room/Living Room Present
MZ 12/2 O is selling property. Waiting for paperwork to come in to cancel. Changed from 12/4 to 12/21 9-12
MZ 11/6 Owner called in. T still has COVID symptoms. Changed from 11/13 to 12/4 11-2 with pre-call 45 min prior (650)384-5333
MZ 10/14 Owner called in. T still has COVID symptoms. Changed from 10/21 to 11/13 11-2 with pre-call 45 min prior (650)384-5333
CH-9-15-20 R/S from 9-23-20 to 10-21-20 tenant has COVID pre call 45 min prior 650-384-5333 or 510-420-1015
CH-8-7-20 owner said inspector never show up. R/S from 8-11-20 to. Pre call 45 min prior 650-384-5333
NE at 1:30 pm on 7/17/20
NE at 1:25 pm on 8/24/20. Landlord making repairs
NE at 11:45 am on 12/21/20. Unit appears to be vacant
8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard
4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust
2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet next to sliding door missing cover plate, outlet must be GFI

8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard

1.1 Living Room/Living Room Present
11/24/20 tenant refused, stated not notified by owner of inspection
CH-8-4-20 R/S from 8-7-20 to 9-11-20 Due to COVID 19. Pre call 30 min prior 510-734-5111
CH-7-8-20 R/S from 7-10-20 to 8-7-20 owner said tenant mother is a high risk
CH-6-5-20 R/S from 6-9-20 to 7-10-20 owner said tenant has her mother there and is a sickly person. Pre call 30 min prior 510-734-5111
5/1/2020 Spoke with owner. Advised inspection is being rescheduled due to concerns of the COVID19. Rescheduled to 6/9/2020 9am-12noon.

CH-3-24-20 R/S from 3-25-20 to 5-4-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:20 am on 9/11/20. Tenant child is sick.
NE at 10:00 am on 9/30/20. Landlord not notified.
NE at 10:20 am on 10/28/20.

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40am, gray house, GMC in driveway
NE at 9:30 am on 9/03/20. Gated
NE at 1:20 pm on 9/25/20. Gated
NE at 11:20 am on 10/27/20.Gated.

1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner
NE at 1:30 pm on 9/03/20.
NE at 1:45 pm on 9/25/20. Tenant refused
NE at 11:00 am on 10/27/20. Landlord refused

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
MZ 8/31 Tenant is still sick. Called the owner and changed from 8/31 to 9/28 1-4

CH-7-22-20 R/S from 7-24-20 to 8-31-20 tenants are in there 80s and dont want any one there Pre call 30 min prior 510-375-6922

3.12 Bathroom/Tub or Shower
Re-caulk around tub

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Replace cracked window pane

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence; replace missing sections of fence

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door

1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low hot water pressure (1/2 bathroom)

1.5 Living Room/Window Condition
Replace cracked window pane

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (Master 3rd floor)- rear

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

2.5 Kitchen/Window Condition
Replace cracked window pane

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

1.1 Living Room/Living Room Present
MZ 12/3 PM, Greg, called in. Gate code is #9999 call for problems 925-783-2838

NE at 10:45 am on 11/10/20. Gated community

1.1 Living Room/Living Room Present
CH-9-14-20 Pre call 30 min prior 510-776-7137
NE at 2:05 pm on 9/02/20.
NE at 12:20 pm on 11/3/20. Tenant has moved out of unit.
12/3/20 owners son will be moving in to unit, currently vacant

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Replace missing control knob

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing ventilation cover (Hall)

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet cover; secure loose outlet - Hallway

4.4 Other Rooms/Security
Repair closet doors off track; install closet door guiders

7.4 Heating and Plumbing/Water Heater
Install seismic straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable damaged oven door

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

3.12 Bathroom/Tub or Shower
Repair leaking faucet; replace missing control knobs

4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 12/4 T called in. Gate code try #GATE and GATE# pre-call 619-992-4689 and 510-932-9118

MZ 11/18 Owner called in. Gate code is GATE#. If any issues, call owner 510-932-9118 or 925-240-7934

NE at 10:50 am on 11/04/20. Gated
NE at 2:25 pm on 11/30/20. Gated

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector upstairs and downstairs common area

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Call tenant 30 min prior for access 415-717-4552
11-20-20 No Entry ring doorbell/camera white house red porch dog in backyard
CH-11-6-20 Pre call 1 HR prior 925-997-9123
NE at 12:00 pm on 01/07/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-4-20 Pre call 30 min prior 510-665-4350
NE at 1:50 pm on 11/19/20. Tenant not notified

1.1 Living Room/Living Room Present
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Secure loose sink faucet

4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-20-20 to 12-4-20 spoke with owner said tenant is out of state Pre call 30 min prior 510-501-7185
CH-10-28-20 R/S from 10-29-20 to 11-20-20 tenant will not be there Pre call 30 min prior 510-501-7185
MZ 10/1 Owner, Naama, called in. Pre-call 30 min prior (510)501-5913
NE at 11:20 am on 10/01/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Correct reversed polarity in bathroom and kitchen GFI outlets (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-20 R/S from 11-16-20 to 12-4-20 owner states repairs not done yet waiting on contractor
CH-9-10-20 Pre call 1 HR prior 510-725-8830
2.8 Kitchen/Floor Condition
Kitchen floor tile loose and cracked
3.3 Bathroom/Electrical Hazards
Rear bathroom light inoperable
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling excessive black discoloration and leaking
3.8 Bathroom/Floor Condition
Bathroom tile loose
4.6 Other Rooms/Celing Condition
middle bedroom ceiling water damaged and leaking
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432
2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance
1.1 Living Room/Living Room Present
MZ 12/7 Owner called in. Needs pre-call 30 min prior 925-937-9088
MZ 9/14 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/28 to 10/23 9-12

CH-7-30-20 R/S from 8-28-20 to 9-8-20 owner said tenant will not let any one in her unit till COVID 19 is over.
NE at 1:15 pm on 9/8/20.
NE at 1:05 pm on 12/01/20. Pink building white screen gate
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:15 am on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.13 Bathroom/Ventilation
Repair inoperable exhaust vent (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace missing closet door knob - Hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair damaged floor under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (dinning room)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light switch connected to outlet - LF
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
1.1 Living Room/Living Room Present
MZ 12/8 Owner called in. T unavailable that day. Changed from 12/22 to 12/23 1-4 call for access 510-684-1185
MZ 11/10 Owner called in. Pre-call for access 510-684-1185
NE at 2:30 pm on 11/10/20. Gated community
1.1 Living Room/Living Room Present
CH-12-8-20 Pre call 1 HR prior 415-425-8277
NE at 12:25 pm on 11/24/20. Gated
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Repair water damaged floor under sink
1.1 Living Room/Living Room Present
NE at 1:50 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/13/20. Tenant unavailable

3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
1.4 Living Room/Security
Repair damaged patio screen door
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access

7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - make free of peeling porcelain
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Secure loose faucet handle
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Hall)
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Repair broken window
7.4 Heating and Plumbing/Water Heater
unable to inspect
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Secure loose faucet handle
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
Unable to inspect
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose handrail to wall - Hall

1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Needs a pre-call 1HR prior 707-334-3379

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Number for O disconnected. Sch for 12/2 1-4 sent notices.

MZ 10/28 Pre-call tenant, Kelvin 30 min prior (415)298-3787

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
NE at 11:00am on 12/09/20. Tenant refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 11:05am on 12/09/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19

2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal

1.1 Living Room/Living Room Present
NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.

2.12 Kitchen/Sink
Repair inoperable dishwasher
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4/5/21 owner states do to COVID tenant is high risk. Pre call 30 min prior 510-506-6044 must be there before 11:00AM
MZ 12/10 O called in. Changed from 12/14 to 1/11 1-4
CH-11-12-20 R/S from 11-16-20 to 12-14-20 Due to the COVID 19 tenant and owner at high risk Pre call 30 min prior 510-506-6044
CH-10-19-20 R/S from 10-20-20 to 11-16-20 owner has meeting that day. Pre call 30 min prior 510-506-6044
MZ 9/14 Owner, Margaret, called in. Due to COVID-19 concerns tenant doesnt want anyone in unit yet. Changed from 9/22 to 10/20 1-4 with pre-call (510)506-6044
1.1 Living Room/Living Room Present
MZ 12/10 Owner called in. LAST RESCHEDULE! Changed from 12/14 to 1/11/2021 11-2

MZ 10/6 Owner, Gladys, called in. Tenants dont want inspection right now. Changed from 10/7 to 11/4 1-4

CH-9-2-20 R/S from 9-4-20 to 10-7-20 due to COVID Pre call 30 min prior 209-985-1938
CH-7-23-20 R/S from 8-13-20 to 9-4-20 due to covid 19. Pre call 209-985-1938
CH-6-5-20 Pre call owner 2 HRs prior 209-985-1938
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
MZ 3/9 Owner, Gladis, called in. Daughter is sick and needs to reschedule, cant make repairs right now. Changed from 3/18 to 4/17 1-4 with pre-call (209)985-1938
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
4.4 Other Rooms/Security
Unable to inspect left front bedroom
4.8 Other Rooms/Floor Condition
Remove exposed track strip - cut hazard
1.1 Living Room/Living Room Present
MZ 12/10 Per Jennifer move out to June. Owner states repairs will not be done any time soon. Will call back if they are done before June. Sent new notice.
CH-11-3-20 R/S from 11-4-20 to 11-25-20 . Owner states repair not done Pre Call 30 min prior 510-799-5335
MZ 10/5 Owner called in. Construction is not done. Changed from 10/6 to 11/4 1-4 Pre call 1 HR prior 510-799-5335

MZ 9/8 Owner called in. Construction is not done. Changed from 9/9 to 10/6 9-12

MZ 8/7 Owner called in. Construction is not done. Changed from 8/10 to 9/9 9-12

CH-7-7-20 Pre call 1 HR prior 510-799-5335
NE at 1:10 pm on 7/7/20. landlord still making repairs.
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.1 Living Room/Living Room Present
NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
2.12 Kitchen/Sink
Correct low water pressure (Cold)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-12-11-Pre call 30 min prior 510-221-7701
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior
408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.4 Living Room/Security
Repair patio screen door off track
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.8 Living Room/Floor Condition
Repair damaged torn carpet

1.1 Living Room/Living Room Present
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
1.1 Living Room/Living Room Present
MZ 12/14 Owner cant be there. Changed from 12/16 to 12/29 9-12 with 1HR pre-call 415-246-8600

MZ 10/8 PM called in. Owner cant be there. Changed from 10/28 to 11/3 11-2 with 1 hr pre-call (415)246-8600

MZ 9/30 Tenant and owner called in. Tenant cant be there. Changed from 10/1 to 10/28 1-4 Pre call 1 HR prior 415-246-8600

CH-9-17-20 Pre call 1 HR prior 415-246-8600
3.3 Bathroom/Electrical Hazards
Repair outlet with reversed polarity

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires (garage)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs a few more weeks. Changed from 12/15 to 12/28 1-4
MZ 11/16 Owner called in. Repair man is sick. Changed from 11/17 to 12/15 9-12
MZ 10/26 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from10/27 to 11/17 11-2 Pre call 30 min prior 510-812-7737
MZ 10/2 Owner, Christopher, called in. Unit is not ready. Waiting on part. Changed from 10/6 to 10/27 9-12 Pre call 30 min prior 510-812-7737

CH-9-22-20 R/S from 9-25-20 to 10-6-20 owner states not ready Pre call 30 min prior 510-812-7737

CH-7-13-20 R/S from 7-17-20 to 7-21-20 owner will be out of town Pre call 510-812-7737 or 510-332-5379
NE at 2:00 pm on 9/01/20. Landlord still making repairs.
1.4 Living Room/Security
Remove double cylinder dead bolt
2.10 Kitchen/Stove or Range with Oven
Must be present for inspection
2.12 Kitchen/Sink
Replace inoperable faucet
3.13 Bathroom/Ventilation
Repair damaged ventilation - Hall
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - Hall & master
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover - CR
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
1.1 Living Room/Living Room Present
NO Entry 1:58pm yellow building black security gate
2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.5 Living Room/Window Condition
Replace cracked window pane

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

1.1 Living Room/Living Room Present
NE at 10:15 am on 8/27/20.
NE at 9:50 am on 10/7/20. Tenant refused.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
MZ 10/19 Owner call in. Pre-call tenant 30 min prior (925)435-4080

CH-10-5-20 Pre call 30 min prior Greg 925-435-4080
NE at 2:00 pm on 7/16/20
NE at 1:50 pm on 8/13/20
NE at 1:15 pm on 9/22/20
NE at 11:15 am on 12/14/20. Tenant Not Notified

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366

CH7-14-20 Spoke with Silvana called in. R/S from 7-30-20 to 8-25-20 due to the COVID 19. Pre call 510-236-8366
MZ 7/1 Silvana, PM, called in. States they never received the notice that the inspection got changed to 7/1.

CH-6-9-20 R/S from 6-10-20 to 7-1-20
CH-6-8-20 Pre call 30 min prior 510-236-8366
5/1/2020 Spoke with Barbara. Rescheduled due to COVID19. Moved from 5/4/2020 to 6/10/2020 1pm-4pm.

CH-3-30-20 R/S from 4-3-20 to 5-1-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 9:45 am on 7/1/20.
NE at 11:30 am on 8/25/20
NE at 10:25 am on 12/14/20. Tenant unavailable

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet

4.4 Other Rooms/Security
Replace missing door knob - RR

1.1 Living Room/Living Room Present
NE at 11:50 am on 8/28/20.
NE at 10:40 am on 9/25/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
9-25-20 No Show 1:57pm yellow house red trim

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged floor tiles in laundry room

1.1 Living Room/Living Room Present
MZ 10/14 Owner called in. Tenant needs later time frame. Changed from 10/29 11-2 to 10/28 1-4 with pre-call for the owner (510)693-1247

9-28-20 No Entry 10:35am tenant not aware of inspection refused entry light brown house w/brown trim on corner

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
9-28-20 No entry 10:40 cream colored house w/white
&red trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink; repair inoperable control knob - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (Master)
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior
415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance
1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior
707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.

7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
12/15/20 New Fail: Replace double cylinder deadbolt lock with thumb turn lock - fire hazard

1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

1.1 Living Room/Living Room Present
NE at 11:15 am on 7/28/20
NE at 10:30 am on 8/24/20.
NE at 11:40 am on 9/24/20.

2.12 Kitchen/Sink
Repair inoperable control knob; repair leak under sink
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-31-20 to 9-28-20 owner states tenant is sick Pre call 30 min prior 510-672-0282
MZ 8/28 Pre call 1 HR prior 510-672-0282

CH-7-29-20 R/S from 7-31-20 to 8-31-20 owner states tenant will not let any one in the unit due to COVID 19. Pre call 1 HR prior 510-672-0282
CH-7-21-20 R/S from 7-30-20 to 7-31-20 owner said tenant not avail.
NE at 10:50 am on 9/28/20. Spoke with landlord who did not receive notification.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door to hinge
2.3 Kitchen/Electrical Hazards
Correct out with reversed polarity - GFI
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
1.1 Living Room/Living Room Present
MZ 10/1 Tenant tested positive for COVID-19. Spoke with the owner and changed from 10/1 to 10/29 1-4
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 3rd floor
5.2 Secondary Rooms/Security
Repair damaged laundry room door
1.1 Living Room/Living Room Present
CH-8-26-20 Pre call owner Dan 30 min prior 510-221-1924
NE at 12:20 pm on 8/14/20. Gated
4.3 Other Rooms/Elecrtical Hazards
Replace all missing switch and outlet plate covers
1.1 Living Room/Living Room Present
MZ 10/26 Tenant cant get off work. Changed from 10/27 to 11/3 1-4 Pre call 30 min prior 925-408-0682
CH-9-30-20 R/S from 10-1-20 to 10-27-20 Owner can not get off work. Pre call 30 min prior 925-408-0682
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (rear unit)
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
1.1 Living Room/Living Room Present
NE at 11:35 am on 9/02/20. Child at home is sick.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
4.2 Other Rooms/Electricity/Illumination
Repair inoperable light fixture - Dinning room

5.2 Secondary Rooms/Security
Replace missing door knob - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-11-16-20 R/S from 11-17-20 to 12-15-20 tenant is high risk will not let any one into the unit due to COVID 19
2.12 Kitchen/Sink
The faucet, knob(s) or handle(s) are stripped kitchen or missing on kitchen sink.
2.4 Kitchen/Security
Repair / replace exit door
4.6 Other Rooms/Celing Condition
Laundry room ceiling water damaged
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. and outside
12/15/20 New Fail: TPR discharge line must be copper or galvanized steel
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old paint and debris from front yard
8.7 General Health and Safety/Other Interior Hazards
Tenant clutter in garage
1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 1 HR prior 707-643-3304 Zach
CH-9-10-20 Pre call owner 1 HR prior 707-342-4619
NE at 12:20 pm on 11/16/20. Gated
7.4 Heating and Plumbing/Water Heater
Water heater closet excessive mold and leaking
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/18/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2
vacant unit needs pre-call 1HR prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:42AM only minor at home no access

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
9-29-20 No Entry 10:16am cream building with black trim rang doorbell and knocked
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on laundry room steps
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Upstairs hallway floor sinking down
1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 11:50 am on 11/19/20. Tenant not notified
NE at 12:10 pm on 12/16/20. Child home under 18
1.1 Living Room/Living Room Present
NE at 12:20 pm on 11/18/20. Children home under 18
3.7 Bathroom/Wall Condition
master - repair water damaged wall next to shower
4.10 Other Rooms/Smoke Detectors
2nd floor common area smoke detector is not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
1.1 Living Room/Living Room Present
NE at 12:15 pm on 10/21/20.
NE at 11:40 am on 11/13/20. Brown door with glass center and white trim.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
CH-9-9-20 Pre call 30 min prior 510-232-0482 owner has 4 units
3.7 Bathroom/Wall Condition
Bathroom wall loose tile
1.1 Living Room/Living Room Present
CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931
NE at 10:15 am on 9/02/20. Gated
NE at 1:20 pm on 10/21/20. Landlord granted extension.
NE at 10:35 am on 11/13/20. Landlord granted extension
NE at 11:30 am on 12/17/20. Unit is under remodel please do not reschedule.
1.1 Living Room/Living Room Present
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102

2.6 Kitchen/Ceiling Condition
Repair water damaged area

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.

2.10 Kitchen/Stove or Range with Oven
Install missing range hood screen

2.12 Kitchen/Sink
Disposal not functioning.

2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.

3.13 Bathroom/Ventilation
Clean vent fan

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.

3.4 Bathroom/Security
Remove keyed lock

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Under window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Mildewed. Refrigerator Not Functioning Properly.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Repair holes and damage at baseboard (under sink)
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.7 Other Rooms/Wall Condition
Replace damaged baseboards; repair and seal holes in wall around baseboard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-19-20 R/S 11-24-20 to 12-18-20 can not get any one to fix the water need more time Pre call 30 min prior 510-813-6714
MZ 10/26 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/30 to 11/24 11-2

MZ 9/29 Spoke with the owner and rescheduled. Cant get anyone out to fix the water needs more time. Changed from 10/1 to 10/30 11-2
2.12 Kitchen/Sink
Correct low water pressure
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Repair hole in wall - Hall
5.2 Secondary Rooms/Security
Remove double cylinder deadbolt lock
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-21-20 Pre call 30 min prior 510-691-8141
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture cover (balcony)
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed
7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance
2.3 Kitchen/Electrical Hazards
Repair outlet with open-ground (GFI)
4.3 Other Rooms/Elecrtical Hazards
Repair outlets with open-ground
6.1 Building Exterior/Condition of Foundation
Secure exterior foundation vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure; repair leaking faucet

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - left rear
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-5-20 Pre call 30 min prior 510-334-5462
1.4 Living Room/Security
Remove double cylinder deadbolt lock
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair clogged drain; repair damaged floor tiles - (Secondary unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.3 General Health and Safety/Evidence of Infestation
Infested with roaches
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Move furniture blocking window egress
1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over.
Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19.
Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 12/23 Tiffany called in. Pre-call 30 min prior 510-508-2253

MZ 11/5 Owner, Tiffany, called in. Needs a pre-call 30 prior (510)508-2253 and (510)508-2256
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Secure damaged and leaning section of fence
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
1.1 Living Room/Living Room Present
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR
1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
3.12 Bathroom/Tub or Shower
Re-glaze tub surface area
4.3 Other Rooms/Elecrtical Hazards
Repair all outlets in unit with open-ground

1.4	Living Room/Security
	Repair damaged screen door
2.13	Kitchen/Space for Storage, Prep and Serving
	Repair damaged cabinet door and drawer
3.8	Bathroom/Floor Condition
	Repair buckling area; repair damaged floor tiles
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
4.5	Other Rooms/Window Condition
	Repair damaged window sill
3.13	Bathroom/Ventilation
	Replace missing cover
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.4	Other Rooms/Security
	Unable to inspect multiple rooms
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - 1st floor Hall
1.1	Living Room/Living Room Present
	MZ 11/6 Owner called in. Needs pre-call 30 min prior (408)594-8696
3.12	Bathroom/Tub or Shower
	Re-glaze tub surface area
2.3	Kitchen/Electrical Hazards
	Repair inoperable outlet (left of stove)
4.8	Other Rooms/Floor Condition
	Repair damaged and torn carpet - Hallway
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
2.3	Kitchen/Electrical Hazards
	Repair damaged GFI outlet
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars (All bedrooms)
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
2.10	Kitchen/Stove or Range with Oven
	Clean excessive grease build up on range hood - fire hazard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.10	Other Rooms/Smoke Detectors
	Install carbon monoxide detector - Hall
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.
8.10	General Health and Safety/Site and Neighborhood Conditions
	Cut overgrown grass
1.1	Living Room/Living Room Present
	NE at 10:25 am on 11/10/20. Tenant refused
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install smoke and carbon monoxide detector - rear unit
7.4	Heating and Plumbing/Water Heater
	Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; Repair damaged wall; make free of peeling paint (Basement)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 1st floor

4.4 Other Rooms/Security
Repair inoperable window lock - RF

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from yard

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
CH-8-20-20 R/S from 9-4-20 to 110-9-20 due to the COVID 19 tenant is high risk. Pre call 30 min prior 510-236-8366
CH-7-21-20 Pre call 30 min prior 510-236-8366
NE at 1:40 pm on 10/9/20. Tenant unavailable.

1.5 Living Room/Window Condition
Replace missing window lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan / ventilation

2.11 Kitchen/Refrigerator
Replace missing interior shelving

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

2.6 Kitchen/Ceiling Condition
Clean ventilation fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around back splash

3.12 Bathroom/Tub or Shower
Repair damaged shower wall; Re-caulk around tub

3.5 Bathroom/Window Condition
Make free of peeling paint

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-23-20 pm said order window for unit. Pre call 30 min prior 510-236-8366
CH-8-27-20 Pre call 30 min prior 510-236-8366
NE at 12:00 pm on 8/28/20. Tenant taking COVID-19 test.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

2.12 Kitchen/Sink
Secure loose faucet handle
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 510-459-5421
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds
1.7 Living Room/Wall Condition
Living room walls have cracks
2.10 Kitchen/Stove or Range with Oven
Kitchen range hood light inoperable
2.3 Kitchen/Electrical Hazards
Kitchen outlet next to refrigerator has open ground
4.10 Other Rooms/Smoke Detectors
2nd bedroom smoke detector inoperable
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom (right) outlets have open grounds
4.7 Other Rooms/Wall Condition
Hallway walls have cracks
1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/12/20. Tenant refused
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; secure vent fan cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
1.1 Living Room/Living Room Present
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.1 Living Room/Living Room Present
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Needs pre-call for access 707-208-2819

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector and smoke detector inoperable .

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

7.4 Heating and Plumbing/Water Heater
install PRVP line

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

2.8 Kitchen/Floor Condition
Replace deteriorating floor in kitchen safety hazard
Replace floor in rear area behind kitchen deteriorating and sinking down safety hazard

3.8 Bathroom/Floor Condition
Replace deteriorating floor in bathroom safety hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
NE at 1:10 pm on 12/28/20. Gated

2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite

2.11 Kitchen/Refrigerator
Refrigerator not cooling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard

4.5 Other Rooms/Window Condition
Bedroom window will not close all the way admitting cold air inside

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior
510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony
6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192
2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant
3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds
3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop
4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground
4.4 Other Rooms/Security
Remove key lock from hall closet
4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable
2.12 Kitchen/Sink
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
9-24-20 No Entry 12:20pm green house black gate knocked on door no doorbell
NE at 1:15 pm on 10/22/20.
NE at 1:15 pm on 12/29/20. Green house, white trim.
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in hall control panel
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace missing window lock - Right Front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door
1.1 Living Room/Living Room Present
10-1-20 No Entry 12:42pm gray building top unit
2.4 Kitchen/Security
Remove double cylinder dead bolt lock and replace with thumb turn lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
MZ 10/16 Owner, Cristine, called in. Tenant is sick. Changed from 10/22 to 11/18 11-2 with pre-call (707)386-8770

CH-9-30-20 R/S from 10-1-20 to 10-22-20 Owner is sick Pre call 30 min prior 707-386-8770
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
8.1 General Health and Safety/Access to Unit
Move items block tenants access to easement
1.1 Living Room/Living Room Present
CH-11-16-20 Pre call 30 min prior 510-367-2897
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink leaking bottom rusted out with holes replace sink
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner wont ignite
7.4 Heating and Plumbing/Water Heater
Remove flammable items from water heater room
3.3 Bathroom/Electrical Hazards
Bathroom light hanging down
7.4 Heating and Plumbing/Water Heater
Install PRVP line
Install water heater top and bottom straps
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet throughout hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in back yard
1.1 Living Room/Living Room Present
9-23-20 No Show 12:05pm cream townhouse ADT and Xfinity sign in yard
NE at 12:35 pm on 10/22/20. Photo captured
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
3.5 Bathroom/Window Condition
Repair cracked window pane
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit
1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector - LR
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:40 am on 8/11/20
NE at 1:35 pm on 11/17/20. Tenant unavailable
4.3 Other Rooms/Elecrtical Hazards
Dining room light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior front walkway decking buckled/soft repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs leading up to upstairs unit loose
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 11:40 am on 8/11/20
3.12 Bathroom/Tub or Shower
The tub, shower faucet, knob (s) or handle (s) are stripped or missing. inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable
8.2 General Health and Safety/Exits
Garage exit door knob loose
8.7 General Health and Safety/Other Interior Hazards
Garage light not working as designed
1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 10:15 am on 8/11/20
NE at 1:30 pm on 11/17/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:00 pm on 8/11/20. Tenant refused
NE at 1:20 pm on 11/17/20. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Replace grease screen in kitchen

2.12 Kitchen/Sink
Kitchen faucet to long of delayed start for water to turn on not working as intended

1.1 Living Room/Living Room Present
CH-10-26-20 R/S from 11-6-20 to 11-18-20 Pre call 30 min prior 510-229-2472

4.4 Other Rooms/Security
Remove keyed locks from interior doors (Basement); unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement level

1.1 Living Room/Living Room Present
CH-12-1-20 R/S from 12-14-20 to 12-30-20 tenant will not be there Pre call 30 min prior 707-239-3000
CH-9-25-20 R/S from 9-28-20 to 10-26-20 owner will not be able to make it that day. Pre call 30 min prior 707-239-3000

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Basement)

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430

1.4 Living Room/Security
Front door threshold loose repair

2.7 Kitchen/Wall Condition
Kitchen wall cracking repair

3.4 Bathroom/Security
Bathroom door handle broken

3.7 Bathroom/Wall Condition
Bathroom wall water damaged

3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged

5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair

1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213

1.4 Living Room/Security
Large gap around living room door (weather strip door)

1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
2.12 Kitchen/Sink
Replace damaged faucet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.12 Bathroom/Tub or Shower
Make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Re-caulk around tub
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
Repair water damaged area; make free of peeling paint

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 2nd floor

4.4 Other Rooms/Security
Unable to inspect multiple bedrooms

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 11/17 Owner called in. Call 1HR prior Paul 408-687-1164

1.3 Living Room/Electrical Hazards
Repair outlets with open-ground

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Repair hole in wall; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)

2.12 Kitchen/Sink
Repair leak under sink; repair damaged faucet control knob

4.4 Other Rooms/Security
Remove keyed lock from interior door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace inoperable flush mechanism (Basement)

3.13 Bathroom/Ventilation
Repair inoperable ventilation (Basement)

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.10 Other Rooms/Smoke Detectors
Install smoke detector - Basement

1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF

2.12 Kitchen/Sink
Repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
2.3 Kitchen/Electrical Hazards
Repair outlet with open-neural
1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly
1.1 Living Room/Living Room Present
MZ 10/8 Owner called in. Repairs wont be done in time. Changed from 10/22 to 11/20 9-12
NE at 10:45 am on 11/20/20. Tenant unavailable
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no long able to keep out the elements. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and rotted wood around window frame (All bedroom windows)
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Laundry room
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.8 Other Rooms/Floor Condition
Repair soft spot in flooring - Hallway at bathroom entrance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install signage on all unit doors
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
2.12 Kitchen/Sink
Repair leaking faucet knob
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard
1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
1.7 Living Room/Wall Condition
Repair all major cracks in walls
1.6 Living Room/Ceiling Condition
Repair all major cracks

2.7 Kitchen/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
3.12 Bathroom/Tub or Shower
Tub paint peeling resurface
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
1.8 Living Room/Floor Condition
Floor buckled in living room repair
2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer
2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable
3.12 Bathroom/Tub or Shower
Tub will not drain as designed
3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed
4.5 Other Rooms/Window Condition
Window in bedroom will not lock
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Roach and ant infestation
4.4 Other Rooms/Security
Remove keyed locks from all interior rooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
2.10 Kitchen/Stove or Range with Oven
Kitchen right front burner inoperable in middle kitchen
4.3 Other Rooms/Elecrtical Hazards
Rear unit has too many items plugged into outlet install GFI rear unit
7.4 Heating and Plumbing/Water Heater
Install PRVP
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

1.1 Living Room/Living Room Present
CH 11-13-20 Pre call 30 min prior 510-684-4462
2.5 Kitchen/Window Condition
Kitchen window broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom bathroom toilet loose
3.4 Bathroom/Security
Master bathroom sliding door inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
7.4 Heating and Plumbing/Water Heater
Install hot water heater closet door and cover
Install PRVP
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
Remove debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
2.12 Kitchen/Sink
Excessive mold/mildew under kitchen sick
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair loose board on porch
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable
2.12 Kitchen/Sink
Cover for dishwasher control off repair
3.12 Bathroom/Tub or Shower
Tub peeling paint
1.1 Living Room/Living Room Present
11-19-20 No Entry 12:20 Knocked on locked gage no access to door fan sticker on door
1.7 Living Room/Wall Condition
Paint on wall peeling
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1-5-21 owner not ready. Pre call 30 min prior 510-685-2778
6.4 Building Exterior/Condition of Exterior Surfaces
Front awning dry rotted
7.4 Heating and Plumbing/Water Heater
New Fail: Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
New Fail: All repairs must be completed
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-21-21 to 2-2-21 owner needs a Tuesday his off day Pre call 30 min prior 603-491-4121
MZ 11/17 Owner, Lucas, called in. Cant make inspection. Changed from 11/23 to 12/15 11-2
NE at 1:25 pm on 12/29/20. Gated
1.1 Living Room/Living Room Present
CH- 1-6-21 spoke with pm Tenant doesnt want anyone in the house. until COVID is over she is high risk. Spoke with Jennifer can cancel this unit and with do unit # 5
MZ 10/19 PM called in. Tenant doesnt want anyone in the house. Changed from 10/16 to 11/23 1-4
CH-9-21-20 R/S from 9-24-20 to 10-26- tenant is high risk Due to COVID. Pre call 30 min prior 510-236-8366
CH-7-21-20 R/S from 7-23-20 to 8-25-20 pm said tenant has small child and do not wants any one there
NE at 11:45 am on 8/25/20
NE at 2:00 pm on 11/23/20. Tenant unavailable
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room
4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall
5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room
1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-30-20 to 1-6-21 no one will be there Pre call 30 min prior 415-420-6885
MZ 11/20 Owner called in. Tenant wont be there. Changed from 12/18 1-4 to 12/30 1-4
CH-11-2-20 R/S from 11-16-20 to 11-24-20 tenant is out of town Pre call 30 min prior 415-420-6885
NE at 12:00 pm on 01/06/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck
1.1 Living Room/Living Room Present
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
2.3 Kitchen/Electrical Hazards
Replace burned electrical outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker in control panel - Hall
1.1 Living Room/Living Room Present
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
CH-9-23-20 R/S from 10-1-20 to 10-22-20 owner will be out of town family emergency. Pre call 30 min prior 415-254-8203
NE at 1:55 pm on 12/01/20. Gated community

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from side yard

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 12-29-20 to 1-6-21 owner call in said tenant had an emergency Pre call 30 min prior 510-282-7192

2.10 Kitchen/Stove or Range with Oven
Left front burner inoperable
Remove excessive grease from range hood - Tenant

3.3 Bathroom/Electrical Hazards
1st bathroom outlets have open grounds

3.5 Bathroom/Window Condition
2nd bathroom at rear of unit window needs stay open without a prop

4.3 Other Rooms/Elecrtical Hazards
Hallway outlets have open ground

4.4 Other Rooms/Security
Remove key lock from hall closet

4.5 Other Rooms/Window Condition
3rd bedroom move furniture blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets cracked replace.
Laundry room light inoperable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-12-21 owner said repairs are done wants sooner Pre call 30 min prior 415-756-5212
9-24-20 No Entry Knocked on door light gray duplex
NE at 10:05 am on 12/14/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior doors

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 4-5-21 owner said tenant is at high risk has cancer and will be going under treatment Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 2:00 pm on 12/3/20. Tenant refused
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-213-2687
NE at 1:10 pm on 12/28/20. Gated
2.10 Kitchen/Stove or Range with Oven
Oven inoperable stove top burners will not iginite
2.11 Kitchen/Refrigerator
Refrigerator not cooling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. upstairs bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector and carbon monoxide detector downstairs and upstairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Trim on staircase pulling off and missing trip hazard
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:50 pm on 12/3/20. Brown wood door, gray building
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.
4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon Monoxide detector inoperable
8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
Install lint catcher in dryer exhaust
2.10 Kitchen/Stove or Range with Oven
Kitchen stove right and left burners will not ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685
CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470
MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19
MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.1 General Health and Safety/Access to Unit
Install unit address signage at entry
1.1 Living Room/Living Room Present
CH- Pre call 30 min prior 916-206-3685

CH-10-21-20 R/S from 10-30-20 to 11-23-20 owner had a death in the family Pre call 30 min prior 510-813-1470

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
4.4 Other Rooms/Security
Install missing closet door knobs
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide and smoke detector (Rear unit)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Master)
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Replace broken window panes
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-14-21 to 2-22-21 tenant has Monday off Pre call 30 min prior 510-459-3192 or 510-508-1559 gated area code 446
CH-12-14-20 Pre call 30 min prior 510-459-3192 gated area code 446
MZ 11/17 Owner called in. Terant cant make the inspection. Changed from 11/24 to 12/14 1-4 at the tenant request.
NE at 1:30 pm on 12/14/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 Pre call tenant 510-395-4049
9-29-20 No Entry 10:42AM only minor at home no access
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-1-8-21 gated area code is #1604.
MZ 12/2 O called in. There was no pre-call on record prior and we where not informed the unit was gated. Needs a pre-call 30 min prior next time 510-282-5005

MZ 11/23 Owner, Rhea, called in. Changed from 11/3 to 12/2 1-4
NE at 1:50pm on 12/02/20. Gated community
1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388

1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate

1.8 Living Room/Floor Condition
Repair damaged and torn carpet

2.5 Kitchen/Window Condition
Replace missing window lock

3.4 Bathroom/Security
Remove keyed lock from interior door

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.

1.1 Living Room/Living Room Present
MZ 8/14 Owner, Mila, called in. No one will be home. Changed from 8/21 to 9/4 9-12

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

2.12 Kitchen/Sink
Kitchen sink is missing P-trap.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair cracked window pane - LR

1.1 Living Room/Living Room Present
NE at 10:35 am on 11/04/20. Black screen door
NE at 2:15 pm on 11/30/20. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide dector

4.3 Other Rooms/Elecrtical Hazards
Upstairs hall - exposed wiring from old smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carpet throughout unit bunching, creating a trip hazard

2.3 Kitchen/Electrical Hazards
GFI outlet to right of sink is inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Repair exhaust

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-8-21 owner states repair not done Pre call 30 min prior 510-851-3107

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.8 Other Rooms/Floor Condition
Repair damaged carpet at threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Basement

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace cracked floor vent grate - Hall

1.1 Living Room/Living Room Present
CH-12-28-20 R/S from 1-6-21 to 1-8-21 repairs not done Pre call 30 min prior 510-375-1311
MZ 11/6 Owner called in. Cant be there for inspection. Changed from 11/16 to 11/20 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/14 to 2/11 1-4

CH-11-16-20 R/S from 11-19-20 to 9-14-20 repair not done Pre call 30 min prior 510-333-9974

2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Replace damaged and worn carpet - Hall

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 1/12 to 2/9 9-12
CH-12-15-20 R/S from 12-18-20 to 1-12-21 owner waiting on part for stove Pre call 30 min prior 415-298-6776
order window still not in Pre call 30 min prior 415-298-6776
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Owner is waiting on part to come in Pre call 30 min prior 415-298-6776
CH-9-16-20 R/S from 9-21-20 to 10-21-20 owner had to order part. Pre call 30 min prior 415-298-6776
CH-6-30-20 R/S from 7-6-20 to 7-14-20 tenant will be out of town.
NE at 12:00 pm on 8/20/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure area and remove birds nest creating heavy accumulation of feces at entrance

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Changed from 1/20 to 2/3 9-12
IF UNIT PASSES INSPECTION ON 2/3 FEE WILL BE WAVED
CH-10-26-20 Pre call owner 30 min prior 510-400-8430
NE at 1:00 pm on 12/22/20. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.3 Other Rooms/Elecrtical Hazards
Correct reversed polarity in multiple outlets - RR

1.1 Living Room/Living Room Present
MZ 1/11 PM called in. Unit is not ready. Waiting on T. Changed from 1/14 to 2/1 11-2
CH-11-16-20 R/S from 11-20-20 to 12-14-20 Repairs are not done.

1.5 Living Room/Window Condition
Replace cracked window pane

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.4 Building Exterior/Condition of Exterior Surfaces
Seal all holes and gaps in exterior siding

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure flue collar to ceiling

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.

1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.12 Kitchen/Sink
Repair damaged porcelain

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair leaking shower head
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.12 Bathroom/Tub or Shower
Repair shower doors off track
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:20pm brown building 2nd floor red grill next to front door
NE at 2:30 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, BBQ grill next to door
NE at 11:20 am on 01/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
9-24-20 No Entry 1:18pm brown building middle unit next two vacant unit bottom floor
NE at 2:35 pm on 10/27/20. Tenant unavailable.
11/24/20 no show at 2pm, tan building, 2 chairs next to door
NE at 11:25 am on 01/11/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.
1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
MZ 9/28 Owner, Thomas, called in. Changed from 9/28 to 10/27 1-4 with a 1hr per-call prior (925)719-3212

NE at 1:15 pm on 9/04/20. Children home under 18.
NE at 1:40 pm on 10/27/20. Landlord unavailable
11/24/20 no access to unit, tenant does not speak English
NE at 11:00 am on 01/11/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Replace damaged stove burners; repair inoperable range hood fan

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Repair inoperable window lock - LR

4.3 Other Rooms/Elecrtical Hazards
Replace missing and cracked outlet covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear steps

6.4 Building Exterior/Condition of Exterior Surfaces
Repair buckling and damaged siding on right side of unit

1.1 Living Room/Living Room Present
CH-7-23-20 R/S from 7-30-20 to 9-4-20 Pre call 30 min prior 510-275-3341 or 415-828-9198

11/24/20 no show at 2:24pm, gated community
MZ 9/2 Owner, Christine, called in. Due to COVID-19 concerns. Changed from 9/4 to 10/2 11-2
NE at 12:40 pm on 10/02/20. COVID-19
NE at 10:45 am on 10/29/20. Tenant refused due to COVID-19
NE at 11:45 am on 01/11/21. Gated Community

1.1 Living Room/Living Room Present
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.8 Living Room/Floor Condition
Secure loose carpet at seems

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

2.12 Kitchen/Sink
Repair defective hot water control knob
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides
8.5 General Health and Safety/Refuse and Disposal
Dryer exhaust building up outside house, fire hazard
1.1 Living Room/Living Room Present
CH-12-15-20 R/S from 12-21-20 to 1-12-21 waiting on part to come in Pre call 30 min prior 510-367-1987
3.12 Bathroom/Tub or Shower
Repair leaking showerhead; install tub stopper (Master)
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 12-21-20 to 1-12-21 owner not done with repairs Pre call 30 min prior 510-453-1102
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (Bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:00 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breaker - Hall
1.1 Living Room/Living Room Present
CH-7-29-20 R/S from 8-3-20 to 9-8-20 Due to the COVID 19 tenant do not want any one in there unit.
NE at 1:10 pm on 6/18/20. Unit being repaired.
NE at 1:40 pm on 10/08/20. Key unavailable
NE at 1:05 pm on 01/13/21. Property Mgr not notified. No notice given to tenants.
1.4 Living Room/Security
Adjust door allowing air and light into unit; provide weathertight seal
2.12 Kitchen/Sink
Correct low water pressure (Hot)
1.1 Living Room/Living Room Present
CH-12-9-20 R/S from 1-4-21 to 1-13-21 owner states tenant tested positive for COVID 19 unable to get work done Pre call 1 HR prior 510-821-7188
CH-10-26-20 R/S from 11-18-20 to 11-23-20 tenant can not get off work Pre call 30 min prior 510-821-7188
9-24-20 No Entry 10:18AM tan townhouse Spaulding basketball goal at front door
NE at 1:00 pm on 10/22/20. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave

4.4 Other Rooms/Security
Remove keyed lock from interior door; unable to inspect
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
1.1 Living Room/Living Room Present
CH-11-17-20 R/S from 11-19-20 to 12-4-20 Tenant has COVID 19 Pre call 30 min prior 707-3423-2340
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692
CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.
1.1 Living Room/Living Room Present
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

4.4 Other Rooms/Security
Repair closet doors off track

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4

4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
9-24-20 No Entry tenant not notified
NE at 10:00 am on 12/14/20. Tenant not notified
NE at 10:25 am on 01/14/21. Tenant refused

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 11:00 am on 12/14/20. Black screen gate, white trim

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Basement)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard (Basement)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (Basement)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:05 am on 12/14/20. white door, brown building

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Downstairs and Upstair
1.1 Living Room/Living Room Present
CH-9-28-20 R/S from 9-28-20 to 10-28-20 spoke with owner out of town
2.12 Kitchen/Sink
Repair inoperable garbage disposal; Repair leaking faucet knob
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-22-20 to 1-14-21 owner was exposed to COVID Pre call 30 min prior 925-247-8185
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair soft spot in floor (Laundry room)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall

2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge

4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

3.6 Bathroom/Ceiling Condition
Repair water damaged area

3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires

3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR

4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane

4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
MZ 10/19 Andrew, attorney for owner, called in. Changed from 10/21 to 11/17 11-2

CH-9-24-20 R/S from 9-25-20 to 10-21-20 Owner just got letter. Pre call 30 min prior 510-928-6931

NE at 10:15 am on 9/02/20. Gated
NE at 12:30 pm on 11/17/20. Landlord still making repairs, needs extension.
NE at 10:45 am on 12/17/20. No Key available.
NE at 11:00 am on 01/19/21. Landlord making repairs.

1.1 Living Room/Living Room Present
NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused

1.1 Living Room/Living Room Present
MZ 1/20 Owner called in. Tenant is in quarantine. Changed from 1/20 to 2/9 9-12
CH-1-11-21 R/S from 1-12-21 to 1-20-21 owner said stove has not came yet. Pre call 30 min 510-778-5734
MZ 11/3 Owner, Lashan, called in. Tenant is sick. Changed from 11/3 to 11/24 11-2
MZ 10/5 Owner, Lashan, called in. Part has not come in yet to fix repair. Changed from 10/6 to 11/3 11-2

MZ 9/21 Owner, Lashan, called in. Repair man broke the part trying to repair it. Changed from 9/21 to 10/6 11-2

MZ 9/15 Owner called in. Unit is not ready. Still waiting on a part. Changed from 9/16 to 9/21 1-4

NE at 11:15 am on 7/06/20.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18

3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
MZ 11/23 Owner called in. Owner is not renting unit. Changed from 11/23 to 12/17 1-4 to give time to send in statement.
NE at 1:10 pm on 12/17/20. Cream house, white trim
NE at 11:00 am on 01/20/21. Owner occupied

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID. Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.

1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community

1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused

1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway

1.1 Living Room/Living Room Present
CH-12-28-20 Pre call 30 min prior 626-383-4318
NE at 12:00 pm on 12/23/20. White wood gate, white house.

4.4 Other Rooms/Security
Remove keyed lock from interiors doors

8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard

1.1 Living Room/Living Room Present
NE at 1:25 pm on 12/22/20. Child home under age 18.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 Pre call 30 min prior 510-459-7416
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)

3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway

4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18

1.1 Living Room/Living Room Present
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 11:15 am on 01/21/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-4-21 R/S from 1-5-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-517-3213
1.4 Living Room/Security
Large gap around living room door (weather strip door)
1.7 Living Room/Wall Condition
Large hole around fuse box in living room
3.6 Bathroom/Ceiling Condition
Ceiling paint peeling in bathroom
1.1 Living Room/Living Room Present
CH-1-6-21 R/S from 1-7-21 to 1-22-21 owner states repairs are not done Pre call 30 min prior 510-375-5920
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area (Dinning room)
6.4 Building Exterior/Condition of Exterior Surfaces
Make free of peeling (Rear of unit)
8.1 General Health and Safety/Access to Unit
Repair damaged and torn carpet throughout unit - trip hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
MZ 1/25 Owner called in. Needs more time. Having a hard time getting anyone to make repairs. Changed from 2/1 to 4/5 11-2
CH-11-12-20 R/S from 11-25-20 to 12-15-20 Owner has chemo treatment on Wednesdays
MZ 9/28 Owner called in. Cant get a hold of the tenants. Changed from 9/30 to 10/27 11-2 with a pre-call (408)377-0910

CH-7-6-20 R/S from 7-9-20 to 8-24-20 Per owner due to the COVID 19. Pre call 30 min prior 408-799-6517
NE at 1:10 pm on 10/27/20. Landlord making repairs needs extension.
NE at 12:30 pm on 4/5/21. Landlord unavailable.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles; repair damaged baseboard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
4.5 Other Rooms/Window Condition
Repair damaged window frame - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged ceiling; Investigate and remove black organic substance on ceiling - Basement
6.1 Building Exterior/Condition of Foundation
Secure crawl space door; seal all gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Balcony attached to rear bedroom needs railing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged floor grate - Living room
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
8.4 General Health and Safety/Garbage and Debris
Entire Dwelling/ Excessive ordor emitted from dwelling. Extreme sanitation issue. Clean and sanitize entire dwelling.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable

1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-19-21 to 5-6-21 owner said tenants are elderly and will not let any one in unit due to COVID
MZ 1/25 Owner called in. Concerns about COVID. Changed from 2/9 to 4/19 9-12
MZ 11/11 On 10/30 inspectors car was broken into and tablet was stolen before results got uploaded. No number for owner. Changed to 12/2 9-12 sent notice
CH-9-30-20 R/S from 10-2-20 to 10-30-20 tenant will not let any one in due to COVID high risk. Pre call 30 min prior 510-812-1856
CH-9-24-20 R/S from 9-25-20 to 10-2-20 owner said will not let any one in due to COVID. Pre call 30 min prior
NE at 11:20 am on 9/02/20. Tenant not notified
NE at 11:40 am on 12/02/20. Tenant refused
NE at 1:15 pm on 01/06/21. Tenant refuse due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:45 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
7.4 Heating and Plumbing/Water Heater
Remove items blocking access to water heater
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:55 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:10 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:15 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:20 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.4 Living Room/Security
Repair patio screen door off track
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.8 Kitchen/Floor Condition
Repair damaged sections of tile flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:15 pm on 12/11/20. No Key
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Pre-call 30 min prior 510-364-1574
MZ 1/26 Owner called back. 2/22 is no longer good for her. Changed to 3/2 9-12 Pre call 30 min prior 510-364-2864
CH-1-26-21 R/S from 2-2-21 to 2-22-21 owner can not get off work said Mondays would be best Pre call 30 min prior 510-364-2864
MZ 11/24 Owner, Deena, called in. Changed from 12/4 to 12/30 9-12
MZ 10/29 PM called in. Tenant is elderly has concerns for COVID. Changed from 11/6 to 12/4 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
MZ 1/27 Pre call 30 min prior 415-717-6432
CH-1-11-21 R/S from 1-12-21 to 1-29-21 tenant was in a accident. Pre call 30 min prior 415-717-6432
CH-12-7-20 R/S from 12-21-20 to 1-12-20 owner states repairs are not done
MZ 10/28 Listing agent, Stacey Lynch, called in. Needs a pre-call 1HR prior (415)717-6432

2.6 Kitchen/Ceiling Condition
Investigate and repair leak coming from 2nd floor bathroom

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front steps

6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing down spout

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged floor tiles at entrance

1.1 Living Room/Living Room Present
MZ 1/28 Ian called in. Tenants are elderly and dont want inspection at this time. Changed from 2/24 to 4/19 9-12
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12
NE at 10:45 am on 12/3/20. Tenant refused due to COVID-19
NE at 12:00 pm on 01/12/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 1/28 PM called in. Changed from 2/22 to 3/19 9-12. HOA has not repaired the falling wall yet.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear stone fence falling down, safety hazard
Side fences leaning and fully down, both sides

1.1 Living Room/Living Room Present
MZ 1/28 Owner needs a pre-call 30 min prior 510-334-4803
CH-12-18-20 R/S from 1-5-21 to 1-29-21 owner needs more time for the repairs Pre call 30 min prior 510-334-4803
CH-11-18-20 Pre call 30 min prior 510-334-4803

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom faucet leaking

4.6 Other Rooms/Celing Condition
Rear room ceiling tape pulling down and cracking

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection
1.5 Living Room/Window Condition
Replace cracked window pane
2.5 Kitchen/Window Condition
Replace cracked window pane
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)
4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
1.1 Living Room/Living Room Present
1/29/21 unit removed from inspections until after COVID.
DO NOT INSPECT UNTIL FURTHER NOTICE
CH-9-21-20 R/S from 9-29-20 to 10-9-20 Owner will be out of town. Pre call 30 min prior 510-708-6511
NE at 11:15 am on 10/9/20. Landlord unavailable.
NE at 2:30 pm on 11/30/20. Tenant refused due to COVID-19
NE at 11:00 am on 01/08/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
MZ 1/29 Owner called in. Needs a Friday inspection. Changed from 2/22 to 3/5 9-12
MZ 11/16 Owner called in. Needs a Friday appointment. Changed from 11/19 to 12/4 1-4
2.12 Kitchen/Sink
Secure loose sink faucet
2.6 Kitchen/Ceiling Condition
Repair water damaged area; make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.2 Other Rooms/Electricity/Illumination
Repair defective light fixture - Hall
1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

1.1 Living Room/Living Room Present
CH-12-22-20 R/S from 12-23-20 to 1-29-21 owner states tenant will not let anyone in unit until COVID is over. Pre call 30 min prior 415-497-8884
CH-11-25-20 R/S from 11-25-20 to 12-23-20 owner states tenant will not let anyone in her unit due to COVID and high risk. Pre call 30 min prior 415-497-8884
MZ 11/5 Owner called in. Changed from 11/5 to 11/25 11-2
MZ 9/4 Owner, Scott, called in. Tenants still dont want anyone in unit. Changed from 9/9 to 10/8 9-12
CH-7-31-20 R/S from 8-10-20 to 9-9-20 Owner said tenant will not let any one in the unit due to the COVID 19. Pre call 30 min prior 415-497-8884
2/7/20 no show at 11:50am
3-9-20 No Entry at 10:30am
5/5/20 rescheduled from 5/27 to 6/30 due to COVID-19
NE at 11:05 am on 6/30/20. Gated
NE at 10:30 am on 10/8/20. Landlord unavailable.
NE at 11:40 am on 1/29/21. Tenant exposed to COVID-19

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison

CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197

MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM

CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale

CH-1-7-21 R/S from 1-11-21 to 1-29-21 owner sold unit will send closing paperwork
MZ 11/10 Owner, Tipada, called in. Tenants wont be home on 11/23. Changed to 12/3 1-4
NE at 1:40 pm on 12/3/20. Tenant not notified.
NE at 12:35 pm on 1/29/21. Grey house w/ grey and white trim.

1.1 Living Room/Living Room Present
CH-1-31-20 R/S from 1-4-21 to 1-29-21 owner said repairs are not done Pre call 30 min prior 510-669-1392

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (Master)

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-12-18-20 R/S from 1-11-21 to 1-29-21 owner needs more time. Pre call 30 min prior 781-864-1859

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level. (missing in basement and upstairs)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 1-8-21 to 1-29-20 owner said tenant dont want anyone in unit cause of COVID
CH-11-20-20 Pre call 30 mi n prior owner 408-799-5672
MZ 11/9 Owner, JD, called in. Needs a pre-call 30 min prior for access 408-799-5672

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity - Master

1.1 Living Room/Living Room Present
CH-12-29-20 R/S from 1-13-21 to 1-29-21 pm Jan unable to get repairs done due to COVID Pre call 30 min prior 510-685-7720
NO Entry 1:58pm yellow building black security gate

2.6 Kitchen/Ceiling Condition
Secure ventilation to ceiling

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.6 Other Rooms/Celing Condition
Repair crack; make free of peeling paint (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
New Fail: Repair rotted wood in balcony

6.4 Building Exterior/Condition of Exterior Surfaces
New Fail: Replace missing dryer vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

2.12 Kitchen/Sink
Repair leaking faucet knob

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from yard

1.1 Living Room/Living Room Present
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

1.8 Living Room/Floor Condition
Repair damaged and torn carpet near threshold

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door

1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-29-20 to 1-29-21 owner order window not in yet. Pre call 30 min prior 415-902-0688
NE at 11:30 am on 12/29/20. Tenant refused because landlord rescheduled.

3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent. (Master)

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detector - Hall 2nd floor

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-1-5-21 R/S from 1-8-21 to 1-29-21 owner said tenant is out of town Pre call 30 min prior 510-528-2762
MZ 11/23 Divadeep called in. Has 2 properties in the same day. Needs a pre-call 30 min prior 510-528-2762

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Unable to inspect; Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
2/22/21 owner provided proof unit is owner occupied
MZ 2/1 Owner called in. Waiting on utility bill to prove hes now in the unit. Changed from 2/3 to 3/1 9-12
CH-1-7-21 R/S from 1-11-21 to 2-3-21 Tenant will not let any one in unit due to COVID Pre call 30 min prior 415-793-5388
CH-12-14-20 R/S from 12-18-20 to 1-11-20 tenant will not let any one in the unit due to COVID
CH-11-16-20 R/S from 11-19-20 to 12-18-20 repairs not done Pre call 30 min prior 415-793-5388
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.11 Kitchen/Refrigerator
Replace inoperable refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-12-14-20 Pre call 30 min prior 510-239-3503
11-17-20 No Entry Yellow triplex middle unit scarecrow and red gray wreath at door
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on basement exit door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Basement
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-17-20 to 12-15-20 owner is getting quotes on the work. Pre call 30 min prior 510-682-7004
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
MZ 11/23 Owner, Wen, called in. Pre-call 30 min prior 510-890-5350 and Catalina 510-333-7403

NE at 2:00 pm on 11/19/20. White screen door, pink house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-glaze tub - cut hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-10-7-20 R/S from 10-8-20 to 11-3-20 owner said tenant will not let him into do the repairs Pre call 30 min prior510-224-7211
MZ 9/9 Owner called in. tenant doesnt want anyone in unit right now. Changed from 9/14 to 10/8 1-4
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 11/18 Owner called in. Tenant tested positive for COVID. Changed from 11/23 to 12/17 9-12
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-1-18-21 R/S from 1-20-21 to 2-1-21 owner had to order a part will not be there by 1/20
CH-1-4-21 R/S from 1-5-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 209-406-6430
1.4 Living Room/Security
Front door threshold loose repair
2.7 Kitchen/Wall Condition
Kitchen wall cracking repair
3.4 Bathroom/Security
Bathroom door handle broken
3.7 Bathroom/Wall Condition
Bathroom wall water damaged
3.8 Bathroom/Floor Condition
Bathroom floor sinking bathroom water damaged
5.3 Secondary Rooms/Electrical Hazards
Install light swithch cover for laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Remove padlock from door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear porch landing loose repair
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. T cant do 2/3. Changed to 2/10 11-2
CH-1-8-21 R/S from 1-11-21 to 2-3-21 repairs are not done
CH- Pre call 30 min prior 916-206-3685

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left vm with the owner. Sch for 12/2 1-4 sent notices.

MZ 9/30 Tenant doesnt want anyone in unit. Changed from 10/1 to 10/30 11-2

CH-9-1-20 R/S from 9-4-20 to 10-1-20 Owner is sick Pre call 30 min prior 510-813-1470 or 916-206-3685

CH-7-31-20 R/S from 8-6-20 to 9-4-20 Due to concerns tenants are elderly COVID 19

MZ 6/29 Owner, Rahnohn Spears, called in. Due to concerns with COVID-19, changed from 7/8 to 8/6 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.4 Bathroom/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing boards in fence
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573 changed from 2/10 to 4/19 1-4
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
1.1 Living Room/Living Room Present
9-23-20 No entry tenant not notified and refused inspection yellow house
3.1 Bathroom/Bathroom Present
Remove keyed locks from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair crack in ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level
1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-17-20 to 12-18-20 owner needs more time to do repairs Pre call 30 min prior 510-860-6604
MZ 11/2 Owner needs to reschedule repairs arnt done. Was advised to call back closer to the date
CH-8-19-20 R/S from 9-11-20 to 9-29-20 owner needs more time for repairs. Pre call 30 min prior 510-860-6604
CH-7-14-20 R/S from 7-17-20 to 8-3-20 tenant was exposed to COVID 19. Pre call 30 min prior 510-860-6604
NE at 12:30 pm on 8/3/20.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard; repair defective shower diverter; repair leaking control knobs
3.8 Bathroom/Floor Condition
Install missing threshold
4.4 Other Rooms/Security
Install closet door guiders
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors (Basement)
1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
MZ 2/3 Owner called in. Tenant has fever. Changed from 2/3 to 3/2 9-12
NE at 10:25 am on 11/10/20. Tenant refused

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

8.4 General Health and Safety/Garbage and Debris
Clean yard excessive debris and front and back yard.
Cuts overgrown vegetation in front and back yard

1.1 Living Room/Living Room Present
CH-10-30-20 R/S from 11-6-20 to 11-18-20 Owner will be out of town Pre call 30 min prior 510-223-2647

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.1 Living Room/Living Room Present
9-29-20 No Entry 11:58am Cream house gray trim
NE at 12:00 pm on 10/28/20.
NE at 11:55 am on 11/25/20. Tenant refused
NE at 11:45 am on 2/02/21. Tenant refused

2.12 Kitchen/Sink
Repair inoperable garbage disposal

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair leaking HVAC unit

1.1 Living Room/Living Room Present
CH-11-25-20 Pre call 30 min prior 510-705-2267
MZ 9/14 New PM, Marc, called in. Still doing paperwork for units. Changed from 9/21 to 10/2 they have several units on the same day they need a pre-call for each (707)344-5632

CH-7-13-20 R/S from 7-14-20 to 8-11-20 Valerio, leasing agent, called in. Due to COVID-19 concerns.

MZ 6/15 Valerio, leasing agent, called in. Due to COVID-19 concerns. Changed from 6/16 to 7/14

MZ 5/4 Called owner and left vm. Due to concerns of COVID-19 changed from 5/8 to 6/16

CH-4-3-20 R/S from 4-10-20 to 5-8-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 1:50 pm on 11/17/20. Children home under 18

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.12 Bathroom/Tub or Shower
Tub rusting around drain pipe
repair / replace inoperable diverter
3.7 Bathroom/Wall Condition
Excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage
large hole in wall above sink and peeling paint on wall
7.4 Heating and Plumbing/Water Heater
Install seismic straps
1.1 Living Room/Living Room Present
MZ 11/24 Owner called in. Not ready. Changed from 11/25 to 12/17 1-4
CH-11-2-20 R/S from 11-10-20 to 11-25-20 owner is redoing the floors Pre call 30 min prior 707-761-9633
1.3 Living Room/Electrical Hazards
Cover exposed wires
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair rotted wood around shower
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
MZ 12/2 Owner called in. Needs more time for repairs. Changed from 12/1 to 12/29 11-2
CH R/S from 11-23-20 to 12-14-20 Owner said work is not done. Pre call 30 min prior 775-742-6266 Elaine or 510-928-8298
MZ 10/21 Owner called in. Unit will not be ready. Changed from 10/29 to 11/23 1-4

9-29-20 No Entry 1:41pm Marina Bay Complex

CH-9-29-20 Owner call would like a pre call 30 min prior 510-928-8298
2.12 Kitchen/Sink
Repair leaking garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
3.4 Bathroom/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
1.1 Living Room/Living Room Present
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
2/4/21 received email stating property is being sold. email originally sent in December.

NE at 1:35 pm on 11/13/20. Gray house with gray truck out front.
NE at 1:25 pm on 12/16/20. Tenant unavailable
NE at 1:15 pm on 01/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
1.1 Living Room/Living Room Present
2/4/21 owner provided proof property is in escrow

CH-12-29-20 R/S from 1-6-21 to 1-20-21 owner states tenant has COVID. Pre call 30 min prior 415-900-9601
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet (Center)
4.4 Other Rooms/Security
Remove keyed locks from interior doors - LF
1.1 Living Room/Living Room Present
2/4/21 received documentation from owner showing property is in escrow
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
2/4/21 owner provided proof of sale
1.1 Living Room/Living Room Present
CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
Move items blocking egress - Laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Condition Window must be openable and remain open without props- (All bedrooms)
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.8 Other Rooms/Floor Condition
Condition Install threshold between flooring types or secure loose carpet over track strips
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
1.1 Living Room/Living Room Present
CH-2-17-21 Owner gave gate code #7340 Pre call 510-710-7340
MZ 2/8 Owner called in. States tenants can call in to reschedule as needed.
1.1 Living Room/Living Room Present
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Called 30 min prior for access Travis 774-482-6101
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4 with pre-call for access 774-482-6101 or 650-885-9166

NE at 1:15 pm on 11/23/20. Gated
NE at 12:05 pm on 01/07/21. Gated
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Needs pre-call 30 min prior 510-367-3663
MZ 12/22 Owner called in. Tenant wont be there. Changed from 12/23 to 12/29 11-2
NE at 1:40 pm on 12/29/20. Tenant unavailable.
NE at 1:10 pm on 01/21/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
4.4 Other Rooms/Security
Repair deteriorating bedroom door
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
MZ 2/8 Owner called in. Pre-call 30 min prior 510-406-1432
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-9-21 Pre call 30 min 408-813-4436 gate code 0175
NE at 2:20 pm on 11/10/20. Gated community
NE at 1:35 pm on 12/22/20. Gated community
NE at 10:50 am on 01/20/21. Gated community
1.1 Living Room/Living Room Present
MZ 2/9 Returned vm from owner. Not ready. Changed from 2/24 to 3/29 9-12
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
Repair hole in wall; cover exposed wires
3.3 Bathroom/Electrical Hazards
Repair fixture with exposed wires; Outlets near water source must be GFI
3.6 Bathroom/Ceiling Condition
Repair water damaged area

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Connect dryer vent flue to wall (Kitchen)

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.

8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.2 Living Room/Electricity
Correct outlets with open-ground

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 1/12 Owner called in. T needs a pre-call 30 min prior Tommie Wright 510-681-4291 or property manager Alex 925-788-0147

NE at 11:25 am on 01/04/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing components of heating unit; repair heat to function properly

1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.

2.12 Kitchen/Sink
Faucet broken water only comes from broken sprayer

2.6 Kitchen/Ceiling Condition
Kitchen fan ventilator inoperable

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose at base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink stopper inoperable

3.12 Bathroom/Tub or Shower
Tub will not drain as designed

3.3 Bathroom/Electrical Hazards
Bathroom light not working as designed

4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

1.1 Living Room/Living Room Present
NE at 11:30 am on 01/06/21. Tenant not notified.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - Hall

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted wood in rear deck

1.1 Living Room/Living Room Present
MZ 11/24 Gate code #2871
NE at 12:015 pm on 01/07/21. Pink house, white trim.

4.10 Other Rooms/Smoke Detectors
Secure hanging smoke detector - Hall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 1:50 pm on 11/13/20. Tenant refused
NE at 1:10pm on 12/16/20. Tenant refused
NE at 1:00 pm on 01/19/21. Tenant refused
NE at 11:30 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
MZ 11/3 Owner, Patricia, called in. Tenant cant be there on 11/24. Changed to 11/12 1-4
NE at 1:20 pm on 11/12/20. Wooden door with black handle
NE at 11:50 am on 12/28/20. Wooden door with black handle
NE at 10:15 am on 01/19/21. Landlord not notified.
NE at 11:00 am on 2/9/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 12:40 pm on 12/28/20. Gated
NE at 10:30 am on 01/19/21. Gated house.

6.4 Building Exterior/Condition of Exterior Surfaces
Vent screen missing for crawl space under house front of house

1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked

1.1 Living Room/Living Room Present
CH-11-19-20 R/S from 11-24-20 to 12-3-20 owner can not make it that day. Pre call 30 min prior 415-806-4999
MZ 10/23 Owner called in. Tenant doesnt want anyone in unit. Changed from 10/27 9-12 to 11/24 9-12 pre-call 1HR prior (415)806-4999

MZ 9/24 Owner called in. Tenant doesnt want anyone in unit. Changed from 9/29 to 10/27 9-12

CH-8-6-20 R/S from 9-3-20 to 9-29-20 owner states tenant has 3 young children. have medical issues. will not let any on in Due to the COVID 19
NE at 12:00 pm on 01/11/21. Landlord not notified.

1.4 Living Room/Security
Install thumb turn deadbolt lock on exit door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

1.1 Living Room/Living Room Present
MZ 2/10 Owner called in. Changed from 2/18 to 3/5 1-4 pre-call 30 min prior 510-932-3569

1.1 Living Room/Living Room Present
2/11/21 owner submitted proof that unit is occupied by his daughter, inspection cancelled.

1.1 Living Room/Living Room Present
2/11/21 owner provided proof property is being sold
1.1 Living Room/Living Room Present
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-9-18-20 R/S from 9-29-20 to 10-26-20 due to tenant is out of the country. Pre call 30 min prior 510-715-0528
NE at 1:40 pm on 10/26/20.
NE at 12:45 pm on 11/25/20. Gated community
NE at 10:50 am on 01/08/21. Gated community
NE at 1:15 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-9-8-20 R/S from 9-29-20 to 10-8-20 Pre call 1 HR prior 510-499-9990 or 510-717-5503
NE at 10:45 am on 11/30/20. Tenant not notified.
NE at 9:30 am on 01/08/21.Tenent not notified.
NE at 1:10 pm on 2/10/21. Tenant unavailable.
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling - 2nd floor Hall
3.8 Bathroom/Floor Condition
complete all repairs; cover exposed track strip (Master)
1.1 Living Room/Living Room Present
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:50 pm on 11/10/20. Tenant refused
NE at 11:15 am on 12/23/20. Light gray door, off white building.
NE at 10:15 am on 01/20/21. Tenant refused
NE at 11:00 am on 2/10/21. Tan building w/ blue door
1.1 Living Room/Living Room Present
NE at 10:50 am on 12/23/20. Tenant not notified.
NE at 10:20 am on 01/20/21. Tenant refused
NE at 11:10 am on 2/10/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Remove trash and debris from backyard
1.1 Living Room/Living Room Present
CH-2-11-21 Pre call 30 min prior 510-815-2743
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-2-12-21 Pre call 30 min prior 510-541-0621
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
1.1 Living Room/Living Room Present
MZ 2/12 PM called in. In legal battle with tenants. Cancelled to inspect a different unit

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4 Bathroom/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
1.1 Living Room/Living Room Present
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12
1.1 Living Room/Living Room Present
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
1.1 Living Room/Living Room Present
CH-2-16-21 R/S from 2-18-21 to 3-3-21 tenant is sick Pre call owner 30 min prior 510-812-3923
1.1 Living Room/Living Room Present
MZ 2/16 Returned owners vm. Changed from 3/1 to 3/30 9-12 with pre-call 30 min prior for access 323-601-3444
4.4 Other Rooms/Security
Repair busted door jamb
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.4 Other Rooms/Security
Replace missing door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
4.8 Other Rooms/Floor Condition
Repair damaged carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)
2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/16/21. Tenant unavailable.
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.12 Kitchen/Sink
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Cover exposed wires; Repair inoperable light fixture
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)
4.4 Other Rooms/Security
Replace missing door knob
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
Repair damaged threshold
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.12 Kitchen/Sink
Repair leak under sink

3.8 Bathroom/Floor Condition
Repair damaged floor tiles

4.6 Other Rooms/Celing Condition
Repair hole in ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.4 Other Rooms/Security
Install closet door guiders

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover

7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
MZ 2/18 PM, Jerrid, called in. Exposed to COVID. waiting for test results. Changed from 2/19 to 3/15 9-12 pre-call 30 min prior 925-768-2990

1.1 Living Room/Living Room Present
MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
MZ 2/18 Owner called in. Parts wont be in on time. Changed from 2/23 to 3/9 11-2

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door

3.5 Bathroom/Window Condition
Repair cracked window pane

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Repair closet doors of track

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

2.4 Kitchen/Security
Repair damaged thumb turn lock

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)

6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout

1.5 Living Room/Window Condition
Repair cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock (Patio gate)

5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from front yard
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.4 Living Room/Security
Repair damaged screen door - cut hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps
1.1 Living Room/Living Room Present
NE at 1:00 pm on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/18/21. Invalid address
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified
1.1 Living Room/Living Room Present
NE at 10:50 am on 02/18/21. Gated
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
1.1 Living Room/Living Room Present
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
MZ 2/19 PM called in. needs a pre-call 30 min prior 510-236-8366
11-19-20 No Entry 11:25AM cream duplex
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)

4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)

4.5 Other Rooms/Window Condition
Remove window boards blocking egress

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:45 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/19/21. Gated community

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

1.1 Living Room/Living Room Present
CH-2-22-21 spoke with owner pre call Carlos 30 min prior 510-375-5173
11-16-20 No access 1:48PM green house brown trim
NE at 11:45 am on 2/2/21. Tenant refused inspection.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors - Basement level

1.1 Living Room/Living Room Present
2/22/21 tenant submitted signed "Refusal to Allow Inspection" form. Inspection cancelled.

6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - 1st floor
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance - Hall
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Replace missing cabinet door - Hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.5	Living Room/Window Condition
	Window has a defect which may allow significant drafts to enter the unit.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles with holes (2nd floor Hall)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair inoperable flush mechanism - Master
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing exterior outlet cover (Front)
2.12	Kitchen/Sink
	Re-caulk around backsplash
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair defective light switch
3.3	Bathroom/Electrical Hazards
	Repair defective light switch
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair damaged and leaning fence
1.1	Living Room/Living Room Present
	NE at 10:00 am on 11/19/20. Tenant refused
	NE at 10:20 am on 02/22/21. Tenant refused
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable stove burners; repair inoperable oven
2.12	Kitchen/Sink
	Replace damaged faucet
2.3	Kitchen/Electrical Hazards
	Replace missing light fixture globe
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair leaking faucet
3.3	Bathroom/Electrical Hazards
	Replace missing fixture globe
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.8	Bathroom/Floor Condition
	Replace worn and damaged carpet
4.5	Other Rooms/Window Condition
	Move items blocking egress throughout unit
1.1	Living Room/Living Room Present
	NE at 11:30 am on 02/22/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 2:20 pm on 02/22/21. Tenant not notified

1.1 Living Room/Living Room Present
NE at 2:00 pm on 02/22/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.11 Kitchen/Refrigerator
Replace damaged gasket
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 10:50 am on 01/04/21. Tenants exposed to COVID-19
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer with exposed nails
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-10-19-20 R/S from 10-22-20 to 11-20-20 tenant is a cancer patient and will not let any one in
CH-9-16-20 R/S from 9-29-20 to 10-22-20 tenant will not let any one in due to the COVID they are high risk
CH-8-18-20 R/S from 8-24-20 to 9-29-20 due to COVID tenant is a cancer patient
CH-7-15-20 R/S from 7-21-20 to 8-24-20 due to COVID19 tenant cancer patient
MZ 6/19 Received permission from the owner to reschedule with the tenant. Tenant called in. Is a cancer patient and not comfortable with the inspection. Changed from 6/23 to 7/21 11-2
NE at 11:05 am on 01/04/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners - RF
2.12 Kitchen/Sink
Repair leaking dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 11/19/20. Tenant not notified
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owner (T # 510-377-1277)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress - Garage
1.1 Living Room/Living Room Present
CH-12-31-20 R/S from 1-6-21 to 1-20-21 owner is waiting on the window Pre call 30 min prior 510-847-5233
MZ 11/3 Owner called in. Unit is not ready still waiting on parts. Changed from 11/5 to 11/25 1-4

CH-9-8-20 R/S from 9-10-20 to 10-8-20 Owner states tenant has COVID. Pre call 30 min prior 510-847-5233
CH-6-22-20 Pre call 30 min prior 510-847-5233
NE at 2:15 pm on 11/25/20. Landlord making repairs
NE at 11:40 am on 01/20/21. Child home under 18
3.5 Bathroom/Window Condition
Repair cracked window pane

1.1 Living Room/Living Room Present
12/15/2020 Received request from Sonya to reschedule. Move from 12/16/2020 to 1/14/2021 11am-2pm. Christine confirmed. Call 30min prior 510-652-7437.

CH-11-12-20 R/S from 11-24-20 to 12-16-20 Owner said tenant has COVID 19

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs to reschedule. Repairs wont be done in time. Changed from 2/24 to 3/15 11-2
MZ 11/23 Sun, PM, called in. Needs a pre-call 30 min prior 510-367-4678

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rail for steps on left side of house

1.1 Living Room/Living Room Present
MZ 2/23 PM called in. Needs a pre-call 1HR prior 510-236-8366
MZ 12/16 Spoke with the PM, Gabby. Cancelled unit 10 scheduled 16 Idaho. Scheduled for 1/12/2021 11-2 vacant unit needs pre-call 1HR prior 510-236-8366

1.8 Living Room/Floor Condition
Secure loose carpet at seems

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair defective shower diverter - Hall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged floor vent grate

1.1 Living Room/Living Room Present
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)

1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034

2.8 Kitchen/Floor Condition
Install threshold between flooring types

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed lock from interior door - RR

4.6 Other Rooms/Celing Condition
Repair hole and water damaged area

1.1 Living Room/Living Room Present
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.
5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet
3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove
3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-31-20 R/S from 8-24-20 to 9-22-20 Due to Covid Pre call 30 min prior 714-791-2734
Ch-7-10-20 R/S form 7-24-20 to 8-24-20 Pre call 30 min prior 714-791-2734
NE at 10:50 am on 9/22/20
NE at 2:00 pm on 10/28/20. Landlord unavailable
11/24/20 no show, owner states tenant claims inspection completed
NE at 1:15 pm on 2/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
12/3/2020 Owner called request to have inspector call 30min prior 510-206-2625 or tenants husband Jose Morales 510-837-5367

11-19-20 No Entry 12:26pm knocked on door glass broken

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-2-20 R/S from 11-9-20 to 11-20-20 owner out of town Pre call 30 min prior 510-710-1447

1.3 Living Room/Electrical Hazards
Correct outlets with open-ground

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Remove excess trash and debris from backyard

8.7 General Health and Safety/Other Interior Hazards
Install lint catcher in dryer

1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:05 pm on 12/3/20. Gated

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
11/24/20 no show, PM notified wrong tenant, no access to unit.
9-28-20 No Entry 11:24am Rear unit cream colored w/brown trim.Ph# listed for PM.
NE at 11:15 am on 10/29/20. Tenant unavailable

2.12 Kitchen/Sink
Repair damaged porcelain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain

3.12 Bathroom/Tub or Shower
Re-glaze tub surface; install tub stopper

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-11-6-20 R/S from 11-9-20 to 11-23-20 owner and tenant will not be around
11/23/20 tenant refused, stated owner did not notify of inspection

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.4 Bathroom/Security
Remove keyed lock from interior door

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:15 am on 10/7/20.
NE at 9:45 am on 01/08/21. Black screen gate.

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Install missing strike plate
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
NE at 11:35 am on 11/30/20. Black screen gate
7.4 Heating and Plumbing/Water Heater
New Fail: install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage & debris in yard.
1.3 Living Room/Electrical Hazards
Correct outlets with open-ground
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 11:30 am on 01/07/21. Tenant not notified.
5.4 Secondary Rooms/Other Potential Hazardous Features

Install lint trap for ventilation
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
NE at 11:00 am on 01/07/21. Tenant refused.
3.7 Bathroom/Wall Condition
Bathroom wall water damaged repair
7.4 Heating and Plumbing/Water Heater
Install PVRP on water heater
1.1 Living Room/Living Room Present
CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
1.1 Living Room/Living Room Present
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.1 Living Room/Living Room Present
MZ 3/26 Gabby, Pm, called in. Needs a 30 min pre-call 510-236-8366
MZ 2/24 PM called in. Unit is not ready. Needs more time. Changed from 3/1 to 3/29 11-2
CH-1-11-21 Pre call 30 min prior 510-236-8366 Should be 501 S 20th # 5.
2.10 Kitchen/Stove or Range with Oven
Clean range and hood vent excessive grease build up - fire hazard; repair inoperable range hood vent
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance; re-caulk around tub
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:30 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
NE at 10:40 am on 11/12/20. Locked glass door with brown trim.
NE at 11:30 am on 12/28/20. Locked glass door with brown trim
NE at 10:35 am on 01/19/21. Unit number does not exist in building.
NE at 12:30 pm on 2/24/21. Unit number does not exist in building.

1.1 Living Room/Living Room Present
11-16-20 No access mix up on address Kelly Property MGMt for Avent properties tenant not aware of inspection
NE at 10:00 am on 12/17/20. Gated
NE at 12:20 pm on 2/24/21. Locked black screen gate.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
MZ 11/10 Owner, Ian, called in. Owner is sick waiting on COVID test. Changed from 11/12 to 12/3 9-12

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs; secure loose steps at entry

7.4 Heating and Plumbing/Water Heater
Install seismic straps

1.1 Living Room/Living Room Present
9/29/2020 Received request to reschedule from 9/30/2020 to 12/7/2020. Notices mailed out.
NE at 10:00 am on 12/07/20. Tenants not notified

2.1 Kitchen/Kitchen Area Present
Repair leaking leaking faucet

2.12 Kitchen/Sink
Repair defective hot water control knob

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets in kitchen

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 2:45 pm on 11/18/20. Tenant not notified
NE at 12:00 pm on 12/15/20. Black screen gate, blue trim

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-12-20 R/S from 11-16-20 to 12-18-20 owner has that day off. Pre call 30 min prior 415-596-5836
NE at 1:20 pm on 12/18/20. Tenant unavailable

3.1 Bathroom/Bathroom Present
Outlets near open water source must be GFI

1.1 Living Room/Living Room Present
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:50 pm on 12/07/20. Tenants not notified

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers

1.1 Living Room/Living Room Present
CH-2-1-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-332-2545
NE at 1:35 pm on 11/12/20. Tenant refused

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - side exit door; replace missing door knob - garage door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
1.1 Living Room/Living Room Present
11-16-20 No access tenant not notified no english
MZ 11/17Inspector states tenant was not notified of 11/16 inspection and doesnt speak English. PM, Doris, called in stating the tenant was there and no one showed up. The tenant text the PM advising them and the tenant does speak English.
NE at 10:55 am on 12/17/20. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
4.5 Other Rooms/Window Condition
Install quick release or remove window bars; Repair cracked window pane
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance -RR
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace damaged and soiled carpet; Investigate and remove black organic substance - LF
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector and smoke detector
1.1 Living Room/Living Room Present
CH-1-12-21 Pre call 30 min prior 510-680-3026
NE at 12:30 pm on 11/12/20. Tenant refused
NE at 11:15 am on 12/28/20. Gray building white trim, locked gate
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door off hinge
2.3 Kitchen/Electrical Hazards
Repair all inoperable outlets
3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous.
4.10 Other Rooms/Smoke Detectors
Secure loose smoke detector to mount
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires in hallway at unit entrance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
1.1 Living Room/Living Room Present
MZ 2/25 Owner called in. Needs more time. Windows for unit on back order. Changed from 3/23 to 3/30 11-2

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet door
3.5 Bathroom/Window Condition
Repair cracked window pane
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Repair closet doors of track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
1.1 Living Room/Living Room Present
MZ 2/26 Owner called in. Unit is ready. Changed from 3/22 to 3/5 11-2
MZ 1/19 T is moving out. Changed to 2/3 11-2

MZ 12/2 Owner called in. Advised this is the LAST RESCHEDULE THEN WE MUST DO THE INSPECTION. Changed from 12/4 to 12/31 9-12

CH-11-20-20 R/S from 11-24-20 to 12-4-20 tenant is high risk Due to COVID 19. Pre call 30 min prior 510-688-3072
MZ 10/26 Owner called in. Cant get a hold of the tenant. Changed from 10/30 to 11/24 9-12
MZ 9/28 Owner called in. Cant get a hold of the tenant. Changed from 10/2 to 10/30 9-12

CH-9-3-20 R/S from 9-11-20 to 10-2-20 Tenant are not responding to the owners request. Pre call 30 min prior 510-688-3072
CH-8-4-20 R/S from 8-14-20 to 8-11-20 due to COVID 19 Pre call 30 min prior 510-688-3072
NE at 10:30 am on 12/31/20. Tenants exposed to COVID -19.
2.10 Kitchen/Stove or Range with Oven
Must be present and functional during inspection
2.3 Kitchen/Electrical Hazards
Install light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 3/1 Owner called in. Needs to reschedule. Not ready. Changed to 4/14 9-12 with pre-call 1HR prior
510-590-6966

MZ 12/14 Owner called in. Needs 30 min pre-call 510-590-6966
NE at 10:15 am on 04/14/21. Landlord making repairs.

NE at 12:15 pm on 11/19/20. White door, blue house
NE at 10:30 am on 2/01/21. Blue house w/ white trim.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs inside unit
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on each level

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair cracked and damaged shower wall (Between bedrooms)
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
3.5 Bathroom/Window Condition
Replace cracked window pane
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
7.4 Heating and Plumbing/Water Heater
Replace missing flue
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
3.4 Bathroom/Security
Replace damaged molding around door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior
415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1-7-21 Pre call 30 min prior 510-851-9800
MZ 11/20 PM emailed in. Needs any date after 12/1. Changed from 11/23 to 12/3 1-4 emailed notices
NE at 1:55 pm on 12/3/20. Brown wood door, gray building
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Repair shower doors off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-11-25-20 R/S from 11-30-20 to 12-3-20 pm said stove will be install 12/1 Pre call 30 min prior 510-244-4656
MZ 8/20 Owner, Ethel, called in. Due to concerns with COVID-19 needs to reschedule. Changed from 9/9 to 10/7 11-2
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 1:05 pm on 11/10/20. Black door white trim
NE at 11:00 am on 12/23/20. Tenant not notified.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.12 Kitchen/Sink
Repair inoperable dishwasher
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.4 Living Room/Security
Repair patio door to open and close as designed
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter (Front)
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
NE at 1:30 pm on 10/3/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - 1st and 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 11/18 PM, Rhonda, called in. Changed from 12/2 to 12/18 9-12

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not yet entered. Called O left detailed vm sch for 12/2 11-2 sent notices.

MZ 10/14 PM, Rhonda, needs a Pre-call 30 minutes prior (925)639-6648

MZ 9/30 PM, Rhonda, emailed in. Due to concerns with COVID-19 they need to reschedule. Changed from 10/9 to 10/30 1-4

MZ 8/6 PM, Ronda, called in. Due to concerns with COVID-19 they need to reschedule. Changed from 9/11 to 10/9 9-12
4.4 Other Rooms/Security
Remove keyed lock from interior door; repair busted door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair heat to blow from all vents
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 03/02/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 is 5103 A inspect 5103 A.
1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one
1.1 Living Room/Living Room Present
CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 12/15 Owner called in. Is having trouble finding someone to make repair. Changed from 12/29 to 1/29 9-12
NE at 10:20 am on 1/29/21. Tenant refused.
7.4 Heating and Plumbing/Water Heater
Cover exposed electrical wires

1.1 Living Room/Living Room Present
CH-4-21 R/S from 1-4-21 to 1-29-21 tenant has COVID. Pre call 30 min prior 510-815-4397
NE at 11:15 am on 1/29/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area on each level of unit

8.3 General Health and Safety/Evidence of Infestation
Evidence of mice/rat infestation

1.1 Living Room/Living Room Present
NE at 11:10 am on 11/12/20. Tenant unavailable
NE at 12:20 pm on 2/2/21. Landlord unavailable.
NE at 12:00pm on 03/03/21. Owner Occupied

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; replace missing range knobs

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace cracked window pane

6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable fixture; replace missing globe - Hallway entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Unit has no heat source

1.1 Living Room/Living Room Present
NE at 12:15 pm on 2/2/21. Landlord unavailable.
NE at 12:00 pm on 03/03/21. Owner occupied

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Install unit door signage

1.1 Living Room/Living Room Present
MZ 3/4 tenant called in. Has work that day. Changed from 3/22 to 3/31 9-12

MZ 11/4 Owner called in and changed from 11/12 to 11/25 1-4

CH-10-30-02 owner call in gave permission to R/S with the tenant
NE at 1:30 pm on 01/06/21. Tenant not notified.

4.3 Other Rooms/Elecrtical Hazards
Repair multiple inoperable outlets - living room

4.10 Other Rooms/Smoke Detectors
Install smoke and carbon monoxide detectors -1st floor hall

5.2 Secondary Rooms/Security
Repair closet doors off track - Laundry room

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Repair damaged floor tiles

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Unit is not ready. Waiting on part. Changed from 2/1 to 2/9 11-2
CH-1-19-21 R/S from 1-20-21 to 2-1-21 pm said repairs not done will be done on 1-30-21 Pre call 30 min prior 865-406-5192
CH-12-30-20 R/S from 1-6-21 to 1-20-21 owner said repairs are not done Pre call 30 min prior 925-427-2800
NE at 11:45 am on 2/9/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink; repair leaking dishwasher

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-2-22-21 Pre call 30 min prior 510-236-8366
NE at 10:00 am on 02/18/21. Tenant unavailable

1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 3-29-21 owner said tenant has doctor appts. Pre call 30 min prior 510-418-1349
CH-3-8-21 Pre call 30 min prior 510-418-1349
NE at 1:00 pm on 03/02/21. Tenant not notified.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door

2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Clean bathroom ventilation screen

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet

4.4 Other Rooms/Security
Repair closet doors off track

4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track

3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Repair closet doors off track

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor

4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Repair closet doors off track

1.8 Living Room/Floor Condition
Repair damaged floor tiles

3.12 Bathroom/Tub or Shower
Repair leaking control knobs

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

4.4 Other Rooms/Security
Repair closet doors off track

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)

4.5 Other Rooms/Window Condition
Repair damaged window sill

2.12 Kitchen/Sink
Replace missing aerator

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.11 Kitchen/Refrigerator
Replace damaged gasket

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners

8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders

2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover

4.4 Other Rooms/Security
Repair hole in door; remove keyed lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Closet doors off track - repair

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-9-21 Pre call 30 min prior 415-350-4925 gated area
NE at 1:15 pm on 02/19/21. Gated community
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
2.10 Kitchen/Stove or Range with Oven
Replace missing control knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 2/16/21. Tenant refused
NE at 11:55 am 3/09/21. Owner occupied Owner MUST provide proof to remove from RRIP
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
1.1 Living Room/Living Room Present
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out.
Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt
respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior
510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11
11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

1.1 Living Room/Living Room Present
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.12 Kitchen/Sink
Repair leak under sink

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.

1.1 Living Room/Living Room Present
CH-3-11-21 Pre call 30 min prior 510-778-0343

4.4 Other Rooms/Security
Repair busted door jamb

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; secure crawl space

1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114

1.1 Living Room/Living Room Present
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.12 Kitchen/Sink
Repair leak under sink

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 10:20 am on 2/23/21. Tenant not notified.

5.2 Secondary Rooms/Security
New Fail: Replace double cylinder lock with thumb turn lock - Hall

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Living room outlet cracked next to window
NE at 11:40 am on 01/07/21. Tenant unavailable.
NE at 11:15 am on 2/23/21. Tenant not notified.
NE at 11:30 am on 3/15/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Replace tired bathroom outlet

3.6 Bathroom/Ceiling Condition
Excessive black discoloration on ceiling in bathroom remove

3.7 Bathroom/Wall Condition
Excessive black discoloration on bathroom wall remove

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-12-21 to 1-14-21 Owner wants both on same day Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:40 pm on 12/07/20. Tenants not notified
NE at 1:10 pm on 2/24/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair closet doors off track

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
1.1 Living Room/Living Room Present
11/23/20 - no show at 2pm, blue house, toyota avalon and subaru in driveway
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-18-21 Pre call 30 min prior 510-915-1615
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673
4.4 Other Rooms/Security
Install closet door guiders; replace missing closet door
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035
4.5 Other Rooms/Window Condition
Replace missing window lock
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
MZ 2/2 Owner called in. Needs pre-call 30 min prior 408-406-9573
11/23/20 no show at 10:30 am, brown house, cream trim, grill on porch
NE at 2:00 pm on 01/08/21. Tenant not notified.
NE at 1:00 pm on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
3.8 Bathroom/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leak under sink
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel - garage
7.4 Heating and Plumbing/Water Heater
The water heater has a damaged flue for venting gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

1.1 Living Room/Living Room Present
CH-3-3-21 R/S from 3-3-21 to 3-19-21 tenant was exposed to COVID. Pre call 30 min prior 833-367-6963

CH-3-2-21 Owner gave lock box code 22901 PH# 833-367-6963
MZ 2/26 PM called in. Pre-call 30 min prior 833-367-6963
11/23/20 no access, gated complex, 10:45am
NE at 2:10 pm on 01/08/21. Tenants exposed to COVID-19
NE at 1:00 pm on 2/10/21. Tenant unavailable.
NE at 1:25 pm on 03/19/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires

2.4 Kitchen/Security
Repair damaged thumb turn lock

3.8 Bathroom/Floor Condition
Repair soft spot in flooring

1.1 Living Room/Living Room Present
MZ 3/22 Trustee called in. Unit is not ready. Changed from 3/24 to 4/26 1-4

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

5.3 Secondary Rooms/Electrical Hazards
Secure light fixture to ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Repair inoperable ventilation fan

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

1.1 Living Room/Living Room Present
11-17-20 No Entry 10:15AM light yellow complex upstairs unit to left door has beware of dog sign on it. Multiple dogs barking inside
NE at 1:05pm on 03/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.11 Kitchen/Refrigerator
Replace inoperable refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector -Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
CH-1-19-21 Pre call 30 min prior 415-233-3728

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector 2nd floor

5.2 Secondary Rooms/Security
Install missing thumb turn deadbolt lock - Garage door

1.1 Living Room/Living Room Present
MZ 12/18 Owner called in. Unit is not ready. Windows wont be in until 1/29. Changed from 12/23 to 2/3 9-12

MZ 11/24 Owner called in. Unit not ready. Changed from 11/25 to 12/23 11-2
CH-11-13-20 Pre call 30 min prior 415-722-7152
NE at 3:00 pm on 11/2/20. Child home under age 18.

2.12 Kitchen/Sink
Disposal not functioning.

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
MZ 1/28 Owner called in. Changed from 2/24 to 2/3 11-2. Was supposed to be rescheduled off of 1/19
MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Left with the O. Sch for 12/2 9-12 sent notices.

9-30-20 No Entry tenant was not notified of inspection

1.5 Living Room/Window Condition
Replace cracked window pane

2.5 Kitchen/Window Condition
Replace cracked window pane

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking sink faucet (2nd floor)

4.10 Other Rooms/Smoke Detectors
Replace inoperable carbon monoxide detectors on all floors

1.1 Living Room/Living Room Present
11/24/20 tenant refused, not notified of inspection by owne
NE at 1:05 pm on 01/12/21. Tenant not notified.
NE at 12:00 pm on 03/22/21. Tenant not notified.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - 1st & 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.2 Living Room/Electricity
Correct outlets with open-ground
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 01/05/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
New Fail: Repair damaged cabinet drawers
4.5 Other Rooms/Window Condition
Window in bedroom will not lock; Repair inoperable quick release for window bars (All bedrooms)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 1:30 pm on 01/05/21. Green house, blue door.
NE at 10:35 am on 03/22/21. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Common smoke detector inoperable
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 3-22-21 owner said tenant had to go into work
MZ 2/16 Owner called in. Needs a pre-call 30 min prior 510-367-3253 and 510-367-3259
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; repair inoperable light fixture; replace missing fixture cover
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.4 Other Rooms/Security
Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires
1.1 Living Room/Living Room Present
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.
1.1 Living Room/Living Room Present
3/23/2021 Reschedule from 4/20/2021 to 5/24/2021Per Chris.
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
1.8 Living Room/Floor Condition
Repair damaged flooring at entrance
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven element
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 10/12/20. Tenant refused due to COVID-19.
NE at 11:20 am on 12/07/20. Tenants refused due to COVID-19

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable broiler
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.5 Other Rooms/Window Condition
Repair window to provide weathertight seal - LF
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips

2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)
3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (behind TV)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Hall)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture (Dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair damaged screen door (Patio)

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
UNIT ADDRESS IS 1325 HELLINGS

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.1 Living Room/Living Room Present
11/23/20 no show at 11:20am, cream house, green trim, red tile steps
NE at 1:00 pm on 01/08/21. White door, green trim.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard - under sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line

1.1 Living Room/Living Room Present
CH-2-17-21 Pre call 30 min pre call 510-640-3560

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
6.3 Building Exterior/Condition of Roof and Gutters
Repair rotted wood in soffit; repair damaged gutter/ down spout
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover (Front)
1.5 Living Room/Window Condition
Repair cracked window pane
2.10 Kitchen/Stove or Range with Oven
Clean range heavy grease build up - fire hazard
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
KEY LOCKS OK PER CITY

MZ 3/24 Owner called in. Changed from 3/25 to 4/14 11-2
CH-12-21-20 R/S from 12-23-20 to 1/14/21 owner states tenant will not let anyone in due to COVID
CH-11-30-20 R/S from 12-4-20 to 12-23-20 owner said tenant was exposed to COVIC 19 Pre call 30 min prior 415-314-4503
MZ 11/17 Owner, Maria, called in. Has an emergency needs to reschedule. Changed from 11/20 to 12/4 1-4
NE at 10:15 am on 03/01/21. Landlord and tenant unavailable.
4.4 Other Rooms/Security
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-2-23-21 R/S from 3-22-21 to 3-23-21 owner said need afternoon time frame. Pre call 1 HR prior 415-656-5228 or 415-578-8460
11-16-20 No access 9:50AM olive gray house triplex knocked on door of unit C gat locked going to rear of building
NE at 11:40 pm on 12/17/20. Locked gate
NE at 11:30 am on 01/19/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (old water heaters)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burner; remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
2.12 Kitchen/Sink
Repair water damaged floor under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair damaged patio screen door
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking access
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (laundry room)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
7.4 Heating and Plumbing/Water Heater
Move items blocking access
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.7 Bathroom/Wall Condition
Repair damaged towel rack
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair defective light switch; repair GFI outlet with open-neutral
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking garbage disposal; repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/15/20. No key available
NE at 12:15 pm on 12/09/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:40 am on 12/10/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-13-21 to 5-21 owner said tenant moved out and owner will move in will send proof as soon as she has it change over having work done on it now ph# 510-604-3328
MZ 3/25 Owner, Yen, called in. Needs a pre-call 30 min prior 510-604-3328
CH-2-15-21 Owner call in gave authorization to schedule with the tenant. Spoke with tenant R/S from 2-17-21 to 3-19-21 has been exposed to COVID Pre call 30 min prior 510-685-0168
NE at 10:00 am on 03/19/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-25-21 owner states tenant will not be there.
Pre call 30 min prior 510-258-9879
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Repair fixture hanging by wires
2.4 Kitchen/Security
Repair damaged thumb turn lock
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
1.1 Living Room/Living Room Present
CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377
NE at 1:40 pm on 11/12/20. Invalid address
NE at 12:15 pm on 12/28/20. Invalid address
NE at 1:15 pm on 2/11/21. Invalid address
NE at 10:00 am on 03/25/21. Unit # Q does not exist in building.

4.4 Other Rooms/Security
Replace missing door knobs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.4 Kitchen/Security
Install thumb turn deadbolt lock on exit door

7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line (located in unit 1)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for rear steps

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
Clean range excessive grease build up - fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.3 Other Rooms/Elecrtical Hazards
Multiple missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Install quick release and remove window bars (All bedrooms)

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged threshold

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detectors - Rear unit

2.12 Kitchen/Sink
Repair leak under sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Secure grate to ceiling (Master)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.4 Bathroom/Security
Install thumb turn deadbolt lock - Bottom level
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock - LF
1.1 Living Room/Living Room Present
CH-1-26-21 R/S from 2-2-21 to 2-11-21 owner not able to be there Pre call 30 min prior 510-214-6377

NE at 1:45 pm on 11/12/20. Tenant unavailable
NE at 12:15 pm on 12/28/20. White door, black knob
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
3.4 Bathroom/Security
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail - garage
2.12 Kitchen/Sink
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair defective microwave
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system - 1st floor
4.5 Other Rooms/Window Condition
Remove window boards blocking egress
4.8 Other Rooms/Floor Condition
Repair damaged carpet (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-3-29-21 Pre call owner 30 min prior 510-703-2870
NE at 9:40 am 02/16/21. Tenant unavailable.
NE at 10:15 am 3/09/21. Tenant unavailable.
NE at 10:20 am on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFC.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in electrical panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
NE at 9:20 am on 03/30/21. Tenant unavailable.
2.12 Kitchen/Sink
Kitchen faucet handle broken
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Shower enclosure cracked pulling from wall repair
3.3 Bathroom/Electrical Hazards
Install GFIC outlet in bathroom
3.8 Bathroom/Floor Condition
Bathroom tile loose on floor
8.7 General Health and Safety/Other Interior Hazards
Fuses continue to blow when kitchen lights are used check electrical on unit Fuses are constantly burning
1.1 Living Room/Living Room Present
11-20-20 No Entry Maintenance present with inspector
NE at 11:25 am on 01/07/21. Tenant refused.
NE at 11:50 am on 2/23/21. Tenant unavailable.
NE at 9:15 am on 03/30/21. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Hallway light switch broken replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Old light fixture with exposed electrical at front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
11/23/20 tenant refused, stated owner did not notify of the inspection
3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 3-30-21 tenant will not be there Pre call 30 min prior 925-899-2722
NE at 10:50 am on 11/09/20. Blue door w/ whit trim
NE at 10:45 am on 12/22/20. Blue door w/ white trim
NE at 11:15 am on 01/20/21. Tenant not notified
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide and smoke detector - 3rd floor
1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211
1.4 Living Room/Security
Repair patio door to open and close as designed
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 10:00 am on 11/19/20. Tenant refused
NE at 10:20 am on 02/22/21. Tenant refused
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; repair inoperable oven
2.12 Kitchen/Sink
Replace damaged faucet
2.3 Kitchen/Electrical Hazards
Replace missing light fixture globe
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Replace missing fixture globe
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Replace worn and damaged carpet
4.5 Other Rooms/Window Condition
Move items blocking egress throughout unit
2.12 Kitchen/Sink
Re-caulk around backsplash
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism - Master
3.8 Bathroom/Floor Condition
Repair damaged floor tiles with holes (2nd floor Hall)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover (Front)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (under sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door - Hall

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair defective light switch
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch
1.1 Living Room/Living Room Present
NE at 1:15 pm on 03/31/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Repair damaged gasket (freezer)
2.10 Kitchen/Stove or Range with Oven
New Fail 03/31/21; Repair inoperable oven
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal hole around sink backsplash
4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
CH-4-5-21 R/S from 4-16-201 to 4-27-21 getting shot
MZ 3/29 Tenant needs a pre-call for access. 510-593-7099 gate code #2010

MZ 2/17 Owner gave permission for T to reschedule. Spoke with tenant and changed from 3/1 to 3/29 11-2
NE at 1:00 pm on 03/29/21. Gated community
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)
2.12 Kitchen/Sink
Repair leaking faucet
1.8 Living Room/Floor Condition
Repair damaged carpet at entrance
1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
4.4 Other Rooms/Security
Unable to inspect
1.1 Living Room/Living Room Present
2/2/21 recd email rquest from owner to reschedule, currently renovating unit, moved from 2/9 to 4/5

MZ 11/10 Ethal emailed us to reschedule. Called Owner, Ethan, and changed from 11/13 to 12/18 1-4 with pre-call 707-554-4552
CH-9-21-20 R/S from 9-23-20 to 10-21 due to the tenant exposed to COVID 19 Pre call 30 min prior 707-554-4552
NE at 11:00 am on 10/21/20. Unit is being remodeled.
NE at 1:10 pm on 12/18/20. Repairs in progress
NE at 12:00 pm on 01/19/21. Landlord not notified.
NE at 1:20 pm on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-14-21 to 4-5-21 tenant has Mondays off Pre call 30 min prior 510-478-4414
CH-3-9-21 R/S from 3-24-21 to 3-22-21 owner said 22nd is better. Pre call 30 min prior 415-225-7892
NE at 11:50 am on 03/22/21. Photo captured.
3.8 Bathroom/Floor Condition
Replace damaged cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable
1.1 Living Room/Living Room Present
MZ 1/11 Owner called in. Unit is not ready. Changed from 2/2 to 3/2 11-2
11-16-20 No access Yellow house only minors present mom at work
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect multiple rooms
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-24-21 to 4-5-21 owner is waiting on the part. Pre call 30 min prior 510-915-1615
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
MZ 11/17 Owner, Damon Price, called in. Tenant doesnt want anyone in unit due to new lockdown for COVID.
Changed from 11/19 to 12/17 1-4
NE at 1:00 pm on 12/17/20. Black screen gate, tan building
01/20/21 Inspection cancelled via landlord.
NE at 9:55 am on 04/06/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover

3.5 Bathroom/Window Condition
Replace cracked window pane

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Replace missing flue

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
MZ 2/10 PM called in. Pre-call Andrea 30 min prior for access 909-910-0296

4.3 Other Rooms/Elecrtical Hazards
Repair defective light switch on circuit

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation cover (laundry room)

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/16/21. Tenant not notified.
NE at 10:30 am 3/09/21. Gated
NE at 1:15 pm on 04/13/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/17/21. Tenant unavailable.
NE at 10:10 am 3/09/21. possible owner occupied. Owner MUST provide proof
NE at 1:05 pm on 04/13/21. Tenant unavailable, photo captured.
1.1 Living Room/Living Room Present
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked window pane - 2nd floor; Install handrail at beginning of stairs.

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

1.1 Living Room/Living Room Present
MZ 5/10 Returned vm for owner. Added pre-call for access from vm tenant left pre-call for access 415-259-8103

MZ 4/14 Owner called in. Tenant cant make that day. Changed from 4/29 to 5/7 9-12
NE at 11:40 am on 05/07/21. Gated community.

1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house

3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall

1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable

3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter. Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-23-21 R/S from 3-25-21 to 4-14-21 repairs are not done Pre call 30 min prior 510-334-7862
CH-2-9-21 R/S from 2-11-21 to 3-3-21 tenant has COVID and the repairs are not done Pre call 30 min prior 510-334-7862
R/S from 1/21/21 to 2/4/21 Pre call 510-334-7862
CH-1-7-21 R/S from 1-14-21 to 1-21-21 owner said repairs are not done Pre call 30 min prior 510-334-7862
CH-11-23-20 R/S from 11-24-20 tom 12-7-20 tenant will not let any one in due to COVID 19
NE at 1:00 pm on 03/03/21. Tenant unavailable

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/23/21. Tenant unavailable

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail front steps

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail

1.1 Living Room/Living Room Present
11-19-20 No Entry tenant not notified said he was not intersted
NE at 11:30 am on 01/05/21. Tenant not notified.
NE at 10:45 am on 03/22/21. Child home under 18.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town

1.1 Living Room/Living Room Present
MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 Tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule

CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:05 pm on 03/03/21. Landlord unavailable
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
2.12 Kitchen/Sink
Repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.

1.1 Living Room/Living Room Present
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.

1.1 Living Room/Living Room Present
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community

1.4 Living Room/Security
Repair water damaged area at unit entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102

1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait. Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet
1.1 Living Room/Living Room Present
2/4/21 owner sent request to reschedule to RRIP box on 1/19 but email was not working. Moved to April.
CH-12-31-20 R/S from 1-8-21 to 1-20-21 owner states repairs not done Pre call 30 min prior 925-658-0498
CH-12-1-20 Pre call owner 30 min prior 925-658-0498
NE at 12:15 pm on 8/27/20. Tenant not notified
NE at 10:00 am on 01/20/21. Tenant exposed to COVID-19
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture; cover exposed wires - Hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
New Fail: Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
2.8 Kitchen/Floor Condition
Install threshold between flooring types
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-12-21 to 4-19-21 Pre call 30 min prior 510-621-8455
MZ 3/1 Christina called in. Scheduled for 4/12 9-12 PRE-CALL 30 MIN PRIOR LEAVE VOICEMAIL 510-621-8455 IF OWNER DOESNT PICK UP SAVE THE CALL RECORD
MZ 1/29 Christina, owner, called in. Gives permission for T to schedule. T Heather
NE at 12:20 pm on 10/21/20.
NE at 11:45 am on 11/13/20. Gray door with glass window and white trim.
NE at 11:00 am on 12/17/20. Brown door with glass and white trim.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-3-10-21 R/S from 4-9-21 to 4-19-21 call 510-520-4197
CH-12-21-20 R/S from 1-14-21 to 1-29-21 Tenant will not let anyone in due to COVID
9/1/20 per tenant, R/S due to concerns about COVID. Moved from 9/4/20 to 10/20/20
7/21/2020 Request received from tenant. Shes experiencing COVID19 symptoms. Request to move further out. Emailed tenant back and advised we can reschedule 9/4/2020 1pm-4pm. Moved from 7/22/2020. Tenant didnt respond. However, I mailed out notices. Advised Bycha to remove from route. Alison
CH-6-12-20 R/S from 6-25-20 to 7-22-20 owner said tenant dont want anyone in there Pre call 30 min prior 510-520-4197
CH-6-9-20 R/S from 6-11-20 to 6-25-20 Pre call 30 min prior 510-520-4197
MZ 5/1 Due to the concerns of COVID-19 left detailed vm with the owner and changed from 5/6 to 6/11 11AM-2PM
CH-3-31-20 R/S from 4-6-20 to 5-6-20 Due to the coronavirus SIP all inspection are cancel until after 4-10-20.
NE at 12:30 pm on 1/29/21. Pink house w/ white trim

4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector - Hall

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 12:00 pm on 4/19/21. Tenant unavailable

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair all range burners to self ignite

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs near rear exit and leading upstairs

1.1 Living Room/Living Room Present
CH-3-3-21 spoke with owner said 5105 # 5 is just 5105 inspect that one

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner

2.11 Kitchen/Refrigerator
Replace damaged gasket

1.1 Living Room/Living Room Present
11-20-20 No Entry 1:10PM Tan house grey Acura white security gate
NE at 2:00 pm on 01/05/21. Tan house, white screen gate
NE at 1:00 pm on 02/09/21. Duplex w/ tan trim.
NE at 12:30 pm on 4/19/21. Tenant unavailable.

2.6 Kitchen/Ceiling Condition
Repair minor hole in ceiling

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
CH-2-8-21 R/S from 3-2-21 to 4-5-21 Tenant has health issues and will not let anyone in unit Due to COVID Pre call 30 min prior 408-234-3593
4/15/21 T submitted signed refusal of inspection

4.4 Other Rooms/Security
Unable to inspect

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/19/21. Tenant unavailable.
NE at 11:00 am on 04/26/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair outlet with open-neutral

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.

1.1 Living Room/Living Room Present
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install railing and handrail for rear entrance

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
CH-2-15-21 Pre call 30 min prior 510-447-0651 or 415-686-1328

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner; replace missing control knob; replace missing range hood filter cover

4.8 Other Rooms/Floor Condition
Repair damaged carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear unit

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-15-21 R/S from 2-16-21 to 3-19-21 owner will be out of town Pre call 30 min prior 510-496-9035

4.5 Other Rooms/Window Condition
Replace missing window lock

1.1 Living Room/Living Room Present
MZ 2/16 owner called in. Tenant cant get out of work that day. Changed from 2/19 to 3/16 9-12

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace filter in heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:00 pm on 02/22/21. Tenant unavailable.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (Behind couch)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair leak under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 3/1 Owner emailed us needing to reschedule. Called and spoke with Christina and changed from 3/1 to 3/15 9-12
2/19/2021 Received email from LL to reschedule. Moved from 2/19/2021 to 3/1/2021 11am-2pm. Spoke with Christina and confirmed.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door (1st floor)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector (1st & 2nd floor)

1.1 Living Room/Living Room Present
NE at 12:10 pm on 02/18/21. Tenant not notified

2.3 Kitchen/Electrical Hazards
Replace inoperable outlets (right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet in bathroom (1st floor)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (2nd floor)

4.5 Other Rooms/Window Condition
Replace broken window pane (2nd floor)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace broken window pane (Laundry room)

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs leading into basement and laundry room

1.1 Living Room/Living Room Present
MZ 2/17 Owner called in. Tenants are teachers and need to reschedule. Changed from 2/22 to 3/9 1-4. Owner gives permission for tenants to call in to reschedule as needed.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold

1.1 Living Room/Living Room Present
NE at 1:15 pm on 02/17/21. Tenant unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888

2.3 Kitchen/Electrical Hazards
Repair multiple inoperable outlets
3.12 Bathroom/Tub or Shower
Repair damaged control knobs
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
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CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1 Living Room/Living Room Present
MZ 4/27 Owner called in day of to reschedule. Per Jennifer reschedule. Changed from 4/27 to 4/30 9-12

CH-3-8-21 R/S from 3-10-21 to 3-25-21 spoke with owner tenant out of town Pre call 30 mon prior 650-994-0354
NE at 10:50 am on 02/18/21. Gated
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
MZ 4/27 PM called in. Not ready. Changed from 4/27 to 5/21
CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner said repairs are not done
CH-3-10-21 R/S 3-15-21 to 4-6-21 owner said repairs are not done Pre call 30 min prior 510-237-6459 X 1602
11-19-20 No Entry tenant states already had inspection this year and was not notified of this inspection
NE at 10:15 am on 2/23/21. Tenant not notified.
1.6 Living Room/Ceiling Condition
Repair all major cracks
1.7 Living Room/Wall Condition
Repair all major cracks in walls
2.6 Kitchen/Ceiling Condition
Repair all major cracks
2.7 Kitchen/Wall Condition
Repair all major cracks in walls
3.4 Bathroom/Security
Remove keyed lock from interior door - Hall
3.6 Bathroom/Ceiling Condition
Repair major cracks in wall above the door (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.5 Other Rooms/Window Condition
Move furniture blocking window egress (Master)
8.1 General Health and Safety/Access to Unit
Move items blocking egress in garage
1.1 Living Room/Living Room Present
CH-4-27-21 R/S from 4-30-21 to 5-17-21 tenant daughter was exposed to COVID Pre call 30 min prior
415-310-0721

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

3.4 Bathroom/Security
Remove keyed lock from interior door (Master)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (garage)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover (Front)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked window pane (Rear storage)

7.6 Heating and Plumbing/Plumbing
Repair leaking spigot in front yard

1.1 Living Room/Living Room Present
NE at 1:20 pm on 02/18/21. Child home under 18
NE at 11:50 am on 03/23/21. Tenant refused

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock on patio door

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner wants both unit on same day Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:05 am on 01/11/21. Tenant unavailable.
NE at 1:00 pm on 03/23/21. Tenant unavailable.
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 3-23-21 Owner call in said the tenant has COVID Pre call 30 min prior 415-866-8961
MZ 2/8 Owner has COVID. Changed from 2/10 to 3/10 11-2

NE at 11:10 am on 01/11/21. Tenant unavailable
NE at 1:00 pm on 03/23/21. Tenant exposed to COVID
NE at 1:00 pm on 4/27/21. Tenant unavailable.

4.4 Other Rooms/Security
Repair deteriorating bedroom door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Leakage Present.

Wtr Htr closet = remove excessive black discoloration

Earthquake straps needed on top and bottom.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
CH-3-31-21 R/S from 4-6-21 to 4-27-21 repairs are not done
CH-2-24-21 Pre call 30 min prior Carlos 408-449-2265 or Sonia 562-395-8211

1.4 Living Room/Security
Repair patio door to open and close as designed

2.12 Kitchen/Sink
Repair inoperable dishwasher

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door

2.3 Kitchen/Electrical Hazards
Repair defective outlets along left wall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 4/28 Gate code #1530 408-564-1052

1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.6 Other Rooms/Celing Condition
Make free of peeling paint

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Replace cracked window pane; Repair damaged window sill and frame

3.12 Bathroom/Tub or Shower
Replace missing backflow diverter

3.7 Bathroom/Wall Condition
Make free of peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

4.4 Other Rooms/Security
Repair closet door off track

4.7 Other Rooms/Wall Condition
Repair large hole inside closet; Investigate and remove black organic substance

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.7 Kitchen/Wall Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
4.5 Other Rooms/Window Condition
Replace cracked window pane; replace inoperable window lock
3.5 Bathroom/Window Condition
Replace inoperable window lock
2.5 Kitchen/Window Condition
Replace inoperable window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.1 Building Exterior/Condition of Foundation
Repair hole in foundation vent cover
2.3 Kitchen/Electrical Hazards
Correct outlet with Hot/neutral reverse (front of stove)
1.8 Living Room/Floor Condition
Repair damaged flooring
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
2.5 Kitchen/Window Condition
Replace missing window lock
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
4.8 Other Rooms/Floor Condition
Replace missing threshold
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors - (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring - Laundry room
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Replace missing window lock
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
2.5 Kitchen/Window Condition
Secure window panes within frame
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet doors - Basement
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
3.7 Bathroom/Wall Condition
Repair damaged area with sharp edges - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:00pm on 04/28/21. Unit is vacant.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950
1.1 Living Room/Living Room Present
MZ 4/29 Owner called in. Changed from 4/30 to 5/6 9-12
CH-4-13-21 R/S from 4-14-21 to 4-30-21 tenant will not grant access Pre call 510-774-1114
CH-3-12-21 R/S from 3-15-21 to 3-22-21 owner has business that he has to take care of Pre call 30 min prior 510-774-1114
CH-2-22-21 R/S from 2-22-21 to 3-15-21 tenant has COVID. Pre call 30 min prior 510-774-1114
NE at 1:20 pm on 03/22/21. Landlord present but tenant left unit.
4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet (Bathroom near kitchen)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Left rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
1.1 Living Room/Living Room Present
MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range burner
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged hinge on cabinet door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob; Install closet door guiders

1.1 Living Room/Living Room Present
NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors; Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.8 Living Room/Floor Condition
Repair damaged floor tiles

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
3.12 Bathroom/Tub or Shower
Repair leaking control knobs
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture pull chain (Closet)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged spigot
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair damaged window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat (2nd floor)
1.1 Living Room/Living Room Present
NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace damaged gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders (1st floor)
1.1 Living Room/Living Room Present
NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
NE at 1:20 pm on 05/03/21. Tenant Unavailable.

4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
MZ 5/4 Owner called in. Needs more time to fix the floor. Changed from 5/6 to 5/21 11-2
MZ 4/14 Translator called in for owner. Needs more time for repairs. Changed from 4/19 to 5/6 11-2

CH-2-10-21 Pre call 30 min prior 510-734-2325 call 2times
11/24/20 no show at 11:40 am, gray house, black security gate all around, locked
NE at 1:05 pm on 01/12/21. Black iron gate locked.
NE at 10:15 am on 2/9/21. Gate locked
2.10 Kitchen/Stove or Range with Oven
Replace missing oven door handle
3.4 Bathroom/Security
Remove keyed lock from interior door (All bathrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged floor tiles
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked switch plate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd and 1st floor hall; Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing threshold (laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail at beginning of stairs.
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address

1.1 Living Room/Living Room Present
5/3/21 RECEIVED SIGNED TENANT REFUSAL FORM
CH-3-18-21 R/S from 3-19-21 to 4-5-21 owner said tenant will not let anyone in unit due to COVID. advise owner this is the last time to reschedule Pre call 30 min prior 510-688-3072
MZ 1/29 Owner called in. T unresponsive. Changed from 2/2 to 3/19
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant is still out of town Pre call 30 min prior 510-688-3072
MZ 12/15 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/17 to 1/12/2021 9-12

MZ 11/23 Owner called in. Tenant is sick. Changed from 11/24 to 12/17 1-4
NE at 1:30 am on 4/5/21. Landlord unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

3.4 Bathroom/Security
Remove keyed locks from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

1.1 Living Room/Living Room Present
CH-4-14-21 R/S from 4-19-21 to 5-4-21 Repairs are not done Call 415-810-5726
MZ 3/1 Owner called in. Needs to reschedule. Needs more time. Changed from 3/23 to 4/19 1-4

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate possible roof leak creating organic black substance on ceiling at entrance; repair rotted wood in soffit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.1 General Health and Safety/Access to Unit
Investigate and remove black organic substance covering ceiling at entrance

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NO PHYSICAL INSPECTION!!!!!!!!!!!!!!!!!
Owner will be certifying results per City. Do NOT, under any circumstances, go to unit for inspection.

CH 11-13-20 Pre call 30 min prior 510-684-4462
NE at 10:30 am on 2/23/21. Per request
NE at 10:45 am on 4/5/21. Children home under 18.
NE on 05/04/21 per instructions in notes.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Garage window broken

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Properly ventilate water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture inoperable

1.1 Living Room/Living Room Present
CH-3-9-21 R/S from 3-10-21 to 4-6-21 owner said tenant will not let any one in unit due to COVID. Pre call 30 min prior 415-619-4008
MZ 2/8 PM called in. Changed from 2/9 to 2/19 1-4. Pre-call tenant for access 774-482-6101
NE at 1:00 pm on 02/19/21. Tenant not notified .
NE at 9:45 am on 04/06/21. Tenant not notified.
NE at 10:30 am on 5/4/21. Tenant refused.

1.1 Living Room/Living Room Present
NE at 10:00 am on 04/06/21. Gated
NE at 12:50 pm on 5/4/21. Gated.

2.12 Kitchen/Sink
Repair inoperable dishwasher

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

3.4 Bathroom/Security
Replace damaged molding around door frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing ventilation covers; replace damaged molding around door frame (Laundry room)

8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing flooring

1.1 Living Room/Living Room Present
MZ 5/5 Tenant called in. Was not given enough notice from LL to be there. Was given less than 24hrs notice and has work.
NE at 9:40 am on 05/05/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.12 Kitchen/Sink
Secure loose faucet handle

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:15 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-5-7-21 spoke with owner wants pre call 30 min prior 510-450-1434
NE at 12:00 pm on 4/19/21. Tenant unavailable
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
1.1 Living Room/Living Room Present
NE at 11:05 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 05/05/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.12 Bathroom/Tub or Shower
Investigate and repair low hot water pressure
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-4-19-21 R/S from 4-27-21 to 5-7-21 owner waiting on part
CH- R/S from 3-2-21 to 3-10-21 owner is getting the COVID shot Pre call 30 min prior 408-577-7303
CH-1-27-21 R/S from 2-11-21 to 3-2-21 PM has COVID
CH-12-11-20 R/S from 12-16-20 to 1-13-21 per owner due to COVID at high risk Pre call 30 min prior 408-577-7303
CH-11-17-20 R/S from 11-24-20 to 12-16-20 Owner is at high risk of COVID 19
NE at 10:45 am on 01/13/21. Inspection rescheduled via landlord.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
MZ 5/13 Owner, Marius Zaugg, called in. Needs more time to make repairs. Changed from 6/9 to 7/19 11-2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail leading into basement.

1.1 Living Room/Living Room Present
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF

2.12 Kitchen/Sink
Repair leaking faucet

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

3.13 Bathroom/Ventilation
Secure vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR

4.4 Other Rooms/Security
Repair inoperable patio door lock - RF

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/31/21. Tenant unavailable.
NE at 12:45 pm on 04/26/21. Tenant unavailable.
NE at 10:30 am on 05/17/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair defective light switch

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair defective light switch

1.1 Living Room/Living Room Present
NE at 1:25 pm on 02/17/21. Tenant unavailable.
NE at 10:00 am 3/09/21. Tenant unavailable
NE at 1:00 pm on 04/13/21. Tenant unavailable, photo captured.
NE at 2:15 pm on 05/17/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 11:20 am on 10/9/20. Landlord unavailable.

2.11 Kitchen/Refrigerator
Investigate and remove black organic substance from freezer

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (laundry room)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300

MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 12/15 owner called in. Concerned with COVID. Changed from12/18 to 1/14/2021 11-2
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:15 pm on 10/9/20.

1.8 Living Room/Floor Condition
Repair damaged carpet at entrance

2.12 Kitchen/Sink
Repair leaking faucet

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Seal all holes allowing mice into unit

1.1 Living Room/Living Room Present
CH-3-31-21 Pre call 30 min prior 510-932-5300
MZ 1/14 Spoke with owner. Has concerns with COVID. Changed to 4/5 9-12
MZ 11/11 owner called in. Concerned with COVID. Changed from 11/16 to 12/18 11-2
CH-8-13-20 R/S from 8-25-20 to 10-9-20 due to the tenant in at high risk of the COVID 19. Pre call 30 min prior 707-447-1692

CH-7-17-20 R/S from 7-22-20 to 8-25-20 PM said due to the COVID 19. Pre call 30 min prior 510-932-5192
NE at 1:30 pm on 10/9/20. Landlord making repairs.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable window lock (garage)

7.6 Heating and Plumbing/Plumbing
Repair leaking control knob (Garage)

1.1 Living Room/Living Room Present
MZ 3/29 Owner called in and gives permission for the tenant to reschedule.

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - Hall

1.1 Living Room/Living Room Present
CH-3-16-21R/S from 3-31-21 to 4-26-21 owner have to special order the window Pre call 30 min prior 415-816-7389
NE at 1:00 pm on 04/26/21. Tenant unavailable.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence

1.1 Living Room/Living Room Present
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs

1.1 Living Room/Living Room Present
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-18-21 owner call in said no came yet advise says gated area so he gave the gate code today at 4:00PM #3960 Pre call 30 min prior 510-672-4031 call tenant at 510-323-5373
NE at 12:20 pm on 03/01/21. Tenant not notified
NE at 10:15 am on 03/25/21. Gated community
NE at 1:15 pm on 4/16/21. Contact number out of service / gated community.
NE at 11:40 am on 05/18/21. Gated community.

1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.

2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage

3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)

4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI (Hall 1st floor)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.

1.1 Living Room/Living Room Present
NE at 10:15 am on 02/18/21. Tenant unavailable
NE at 12:20 pm 3/09/21. Tenant exposed to COVID-19.
NE at 1:05 pm on 04/14/21. Tenant not notified.
NE at 11:05 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 10:20 am on 02/19/21. Tenant unavailable.
NE at 12:00 pm on 03/10/21. Unit appears to be vacant.
NE at 11:30 am on 04/14/21. Vacant.
NE at 11:20 am on 05/18/21. Unit is Vacant

1.1 Living Room/Living Room Present
NE at 1:20 pm on 03/01/21. Gated community
NE at 10:05 am on 03/25/21. Gated community
NE at 1:00 pm on 4/16/21. Tenants not notified.
NE at 11:50 am on 05/18/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 11:30 am on 03/22/21. Gated community
NE at 12:15 pm on 04/14/21. Gated community
NE at 11:30 am on 05/18/21. Gated community

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50 am on 02/19/21. Gated
NE at 11:20 am on 04/26/21. Tenant unavailable.

2.12 Kitchen/Sink
Repair leak under sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing dryer vent cover

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
NE at 10:10 am on 02/18/21. Tenant unavailable
NE at 12:00 pm on 04/26/21. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing section of fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass

1.1 Living Room/Living Room Present
MZ 5/19 Per Jennifer schedule out to September. Scheduled for 9/22 9-12. Emailed owner to advise

MZ 4/20 Owner called in. Unit is not ready. Windows are on back order. Changed from 4/27 to 5/26 9-12

CH-3-30-21 R/S from 4-6-21 to 4-27-21 owner states repairs are not done Pre call 30 min prior 510-501-1817

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.4 Bathroom/Security
Remove keyed lock from interior door

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
4.6 Other Rooms/Celing Condition
Repair hole and water damaged area
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189

NE at 1:00 pm on 11/12/20. White door with black screen gate
NE at 12:50 pm on 12/28/20. Tenant unavailable
NE at 9:50 am on 4/19/21. Tenants exposed to COVID-19
NE at 10:25 am on 05/19/21. Landlord refused due to COVID.
1.1 Living Room/Living Room Present
CH-1-7-21 R/S from 1-19-21 to 2-2-21 Tenant and owner is high risk due to COVID Pre call 30 min prior 510-507-1189
NE at 1:10 pm on 11/12/20. Yellow house black gate
NE at 12:30 pm on 12/28/20. Yellow house black gate
NE at 10:00 am on 4/19/21. Tenants exposed to COVID-19
NE at 11:00 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.

2.12 Kitchen/Sink
Repair leak under sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)

1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.

1.1 Living Room/Living Room Present
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:45 am on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair section of buckling floor
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface make free of peeling porcelain - (Hall & master)

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance; repair water damaged area
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet; cover exposed track strips
2.8 Kitchen/Floor Condition
Repair soft spot in floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat (Master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain (Master)
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Master)

3.7 Bathroom/Wall Condition
Repair hole in wall (Hall)
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.6 Other Rooms/Celing Condition
Repair hole in ceiling
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture; replace fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.4 Living Room/Security
Repair defective door lock; secure strike plate
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
3.7 Bathroom/Wall Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
Repair leaking washing machine
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.12 Bathroom/Tub or Shower
Re-glaze tub make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
3.12 Bathroom/Tub or Shower
Repair defective shower diverter
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:18 am on 10/13/20. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.

7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:30 am on 12/08/20. Tenant refused due to COVID-19.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave; remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers - Laundry room
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:45 pm on 10/13/20. Tenant unavailable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/08/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:15 pm on 10/13/20. Tenant unavailable
3.12 Bathroom/Tub or Shower
Repair leaking shower head; Correct low water pressure
4.10 Other Rooms/Smoke Detectors
Replace missing carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:30 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.13 Bathroom/Ventilation
Repair inoperable ventilation (Hall)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Repair inoperable smoke detector (Hall)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:40 pm on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Move items blocking access

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.4 Other Rooms/Security
Replace missing closet door
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:35 am on 12/09/20. Tenant refused due to COVID- 19
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave; repair inoperable stove burner; repair inoperable oven element.
2.12 Kitchen/Sink
Repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet at base
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair cracked window pane
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI unit (Hall)

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:30 pm on 12/09/20. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:35 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:45 pm on 12/09/20. Tenant refused due to COVID-19.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:00 pm on 12/09/20. Tenant refused due to COVID-19.
1.4 Living Room/Security
Repair damaged screen door (Patio)
2.12 Kitchen/Sink
Repair damaged faucet handle
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knobs
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 10:45 am on 12/10/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.
3.3 Bathroom/Electrical Hazards
Repair defective light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable light fixtures; replace missing fixture covers
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:05 am on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Secure loose faucet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cover exposed wires - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard (dinning room); repair inoperable light fixture
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
MZ 5/28 Matthew, owner ,called in. Needs 1 more week. Changed from 6/8 to 6/15 9-12 Pre-call 20 min prior
510-395-5315
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breakers in control panel (Laundry room)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.4 Bathroom/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob - water heater closet
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
MZ 6/1 Owner, Mr. Gomez, called in. Needs more time for repairs. Changed from 6/8 to 6/22 -12
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Replace damaged screen door - cut hazard (Laundry room)
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)
3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover
2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knobs (Master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet tank lid
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 2:00 pm on 03/02/21. Tenant not notified.
NE at 1:30 pm on 03/22/21. Photo captured.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet control knobs - 1st floor
3.8 Bathroom/Floor Condition
Repair soft spot in sub flooring - Hall 2nd floor
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors in common area. 1st and 2nd floor
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for stairs on side of the house
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large crack in ceiling - 2nd floor hall
1.1 Living Room/Living Room Present
NE at 11:30 am on 02/22/21. Tenant refused
NE at 1:30 pm on 3/15/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover - garage
1.1 Living Room/Living Room Present
CH-3-22-21 R/S from 3-23-21 to 4-14-21 owner states tenant will be out of town. Pre call 30 min prior 925-899-0520
NE at 11:30 am on 04/14/21. Possible COVID exposure.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
MZ 2/12 Owner called in. Tenant wont let anyone in right now, concerned with COVID. Changed from 2/17 to 4/16 9-12
2.4 Kitchen/Security
Repair defective patio screen door lock
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st floor
1.1 Living Room/Living Room Present
MZ 3/2 Owner, Anita, called in. Tenants dont want anyone due to COVID concerns. Changed from 3/5 to 4/16 11-2. 1HR pre-call for owner 415-200-7958
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-4-2-21 R/S from 4-5-21 to 4-16-21 owner states tenant refuse to let anyone in unit
CH-2-25-21 R/S from 3-3-21 to 4-5-21 owner states tenant will not let any one in unit due to COVID pre call 30 min prior 510-228-7366
CH-1-12-21 R/S from 1-19-21 to 3-3-21 Owner states tenant will not let any one in the unit until COVID is over. Pre call 30 min prior 510-228-7366
CH-10-15-20 R/S from 10-21-20 to 11-17-20 Tenant will not let any one in due to covid 19
MZ 9/14 Owner, Feraru, called in. Tenant doesnt want inspection right now due to COVID-19 changed from 9/16 to 10/21 11-2

CH-8-5-20 R/S from 8-14-20 to 9-16-20 tenant will not let any one in the unit Due to COVID 19 Pre call 30 min prior 510-228-7366
NE at 11:50 am on 11/17/20. Tenant unavailable
NE at 10:30 am on 12/17/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors

1.1 Living Room/Living Room Present
MZ 2/5 Owner, Stan, called in. Cant do 2/16. Changed to 3/9 9-12 with pre-call 30 min prior 510-435-6888
4.5 Other Rooms/Window Condition
Install quick release or remove window bars (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 4/22 Owner called in. Needs a pre-call 30 min prior for access 310-808-7753
CH-4-13-21 R/S from 4-16-21 to 4-26-21 tenant will not be there Pre call 30 min prior 310-808-7753
NE at 1:15 pm on 02/16/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair defective range - all burners must self ignite.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
MZ 3/1 Owner gives permission for tenant to reschedule. Tenant called in and changed from 3/3 to 4/26 9-12

MZ 12/14 Owner called in. Changed from 12/17 to 1/14/2021 9-12

MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 11/20 to 12/17 1-4
MZ 10/20 Owner, Billy, called in. Needs to reschedule for tenant. Changed from 10/23 to 11/20 11-2

CH-7-9-20 R/S from 7-16-20 to 8-13-20 tenant will not be there. Pre call 30 min 408-829-2698
NE at 12:00 pm on 9/22/20. No letter received
NE at 11:45 am on 2/01/21. Blue entry door.
NE at 11:45 am on 06/03/21. Tenant unavailable
1.5 Living Room/Window Condition
Move items blocking egress
2.1 Kitchen/Kitchen Area Present
Move items blocking egress
4.5 Other Rooms/Window Condition
Move items blocking egress
1.1 Living Room/Living Room Present
NE at 11:40 am on 02/18/21. Tenant refused
NE at 12:00 pm 3/09/21. Tenant unavailable
NE at 10:15 am on 06/03/21. Tenant unavailable
3.3 Bathroom/Electrical Hazards
Replace outlet near open water source with GFI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
NE at 12:40 pm on 03/02/21. Tenant not notified.
NE at 10:30 am on 03/25/21. Gated community
NE at 9:45 am on 06/03/21. Tenant unavailable
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-3-18-21 R/S from 3-22-21 to 4-14-21 tenant is moving out owner needs time to get it ready for another renter.
Pre call 30 min prior 510-453-2673
CH-1-8-21 R/S from 1-11-21 to 1-29-21 tenant was exposed to COVID. Pre call 30 min prior 510-453-2673
CH-12-10-20 R/S from 12-22-20 to 1-11-21 owner said tenant will not let any one in at high risk due to COVID
Pre call 30 min prior 510-453-2673

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
MZ 2/1 PM called in. Tenants dont want anyone in at this time due to COVID. Changed from 2/10 to 4/19 11-2

MZ 11/11 On 10/30 inspectors car was broken into and they took the tablet. Results were not uploaded. Spoke with PM Tom, Sch for 12/14 1-4 sent notices.

CH-9-25-20 R/S from 10-8-20 to 10-30-20 tenant will not let any one in the unit due to COVID they are high risk
CH-9-9-20 R/S form 9-9-20 to 10-8-20 Due to COVID Pre call 30 min prior 415-430-8522
NE at 1:45 pm on 12/14/20. Tenant not notified
NE at 1:00 pm on 01/14/21. Tenants refused due to COVID-19

1.4 Living Room/Security
Replace double cylinder dead bolt lock with thumb turn lock

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. (under sink)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO detector - 2nd floor

1.1 Living Room/Living Room Present
CH-3-10-21 inspector on vacation R/S from 4-9-21 to 4-19-21 Pre call 510-418-2033
MZ 3/1 owner called in. Needs to reschedule, tenant is getting ready to have her baby and wants to wait.
Changed from 3/10 to 4/9 9-12 Owner needs pre-call 30 min prior 510-418-2033
NE at 10:45 am on 02/19/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors - All

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail in garage

1.1 Living Room/Living Room Present
NE at 1:30 pm on 02/17/21. Tenant refused.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence

2.12 Kitchen/Sink
Repair inoperable dishwasher; Investigate and remove black organic substance (under sink)

3.13 Bathroom/Ventilation
New Fail: The bathroom must have an openable window with a screen or a working vent system (Master)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376
4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint
5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 12:55 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 05/26/21. Tenant exposed to COVID
6/4/21 received Tenant Refusal form, inspection cancelled
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 1:00 pm on 05/26/21. Tenant exposed to COVID 19 .
6/4/21 RECEIVED TENANT REFUSAL FORM
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:50 pm on 12/10/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:30 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:35 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 10:50 am on 12/11/20. No key
NE at 12:00 pm on 05/27/21. Tenant refused.
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:30 pm on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Tenant refused due to COVID 19
6/4/21 RECEIVED TENANT REFUSAL FORM
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. Tenant unavailable.
6/4/21 RECEIVED TENANT REFUSAL FORM

1.4 Living Room/Security
Repair patio screen door off track
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards
1.4 Living Room/Security
Repair damaged door frame
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
4.4 Other Rooms/Security
Repair busted door
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector - Basement
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breakers in control panel - Laundry room
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor hall
4.4	Other Rooms/Security
	Remove keyed locks from interior doors - (All bedrooms)
1.4	Living Room/Security
	New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
2.7	Kitchen/Wall Condition
	Make free of peeling paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.12	Bathroom/Tub or Shower
	Replace missing backflow diverter
3.5	Bathroom/Window Condition
	Replace cracked window pane; Repair damaged window sill and frame
3.7	Bathroom/Wall Condition
	Make free of peeling paint
4.3	Other Rooms/Elecrtical Hazards
	A missing and/or cracked coverplate presents an electrical hazard; Repair outlet with open-neutral
4.4	Other Rooms/Security
	Remove keyed locks from interior doors.
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Repair damaged flooring
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
1.4	Living Room/Security
	New Fail: Repair damaged screen door - cut hazard
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
3.5	Bathroom/Window Condition
	Replace inoperable window lock
4.5	Other Rooms/Window Condition
	Replace cracked window pane; replace inoperable window lock
6.1	Building Exterior/Condition of Foundation
	Repair hole in foundation vent cover
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
1.1	Living Room/Living Room Present
	CH-4-27-21 Pre call 330 min prior 510-375-5653
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
7.4	Heating and Plumbing/Water Heater
	Install TPR discharge line
2.13	Kitchen/Space for Storage, Prep and Serving
	Replace missing cabinet door
4.8	Other Rooms/Floor Condition
	Replace missing threshold
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
CH-4-27-21 Pre call 330 min prior 510-375-5653
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-5-25-21 R/S from 6-2-21 to 6-7-21 owner said tenant has Mondays off pre call 510-367-7725 30 min prior
CH-4-16-21 R/S from 4-28-21 to 4-27-21 Pre call 30 min prior 510-267-7725
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass
1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed locks from interior doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Connect TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range hood; All range burners must self ignite

3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
2.12 Kitchen/Sink
Repair leaking faucet
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in yard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged dryer vent covers
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing door knob - Hall closet
1.1 Living Room/Living Room Present
MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior 510-447-0102
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector in rear units
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair broken glass in patio door (rear unit); Investigate and remove black organic substance on ceiling (rear unit)
7.4 Heating and Plumbing/Water Heater
TPR discharge line must be copper or galvanized steel.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent covers
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI - (right of sink)
2.12 Kitchen/Sink
Repair leak under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 3/8/21. Unit is vacant and under repair
NE at 11:30 am on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:45 pm on 3/8/21. Unit is vacant and under repair
NE at 12:00 pm on 05/03/21. Landlord making repairs.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; Repair water damaged and buckling ceiling area.
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Replace inoperable range burner
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.
5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)
7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)
4.5 Other Rooms/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
MZ 4/26 Owner is selling the property but refuses to send proof to get off the program. Very argumentative.

CH-2-25-21 R/S from 3-2-21 to 4-5-21 owner says can do 3/2 gave other dates every date I said can not do I have a job and have meetings and I can not wait for a 3hr window advise her inspector can give her a call.
NE at 10:10 am on 4/5/21. Tenant not notified.
NE at 10:00 am on 5/4/21. Tenant refused.
NE at 10:00 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-6-1-21 R/S from 6-9-21 to 6-15-21 owner states repairs not done
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (garage)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-6-4-21 R/S from 6-7-21 to 6-22-21repairs are not done Pre call 30 min prior 510-685-3715
CH-5-13-21 R/S from 5-17-21 to 6-7-21 owner said repairs not done Pre call 30 min prior 510-685-3715
MZ 2/5 Owner called in. States Claudia never re-scheduled off of 1/29. Changed record. Re-scheduled for 4/5 1-4 per Jennifer

CH-11-13-20 R/S from 11-16+-20 to 12-15-20 tenant is high risk Due to COVID 19 Pre call 30 min prior 510-799-0376

4.6 Other Rooms/Celing Condition
Repair water damaged area; make free of peeling paint

5.2 Secondary Rooms/Security
New Fail: Repair door off hinges (laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window panes - Laundry room

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-8-21 to 7-19-21 owner states tenant can not get off work Pre call 30 min prior 510-222-9150

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
4.4 Other Rooms/Security
Repair closet doors off track; Install closet door guiders
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:10 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:15 am on 05/03/21. Tenant refused.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.13 Bathroom/Ventilation
Clean bathroom ventilation screen
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged porcelain
4.4 Other Rooms/Security
Repair closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair torn carpet
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
3.8 Bathroom/Floor Condition
Seal and secure loose floor tiles around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:30 am on 05/03/21. Tenant unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating equipment in bedroom and living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:40 am on 05/03/21. Tenant unavailable.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:05 pm on 05/03/21. Child home under 18.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:30 pm on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:45 pm on 05/03/21. Tenant unavailable.
2.12 Kitchen/Sink
Replace missing aerator
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:10 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair hole in door; remove keyed lock
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
4.4 Other Rooms/Security
Closet doors off track - repair
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:20 pm on 05/03/21. Tenant Unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.
3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366 gate code 8642

CH-5-17-21 Pre call 510-236-8366 gate cade 8642
NE at 12:05 pm on 04/28/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair leak under sink
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366

MZ 4/30 PM, Sonia, called in. Has a few repairs to make before inspection. Changed from 5/4 to 5/18 9-12
CH-4-15-21 R/S from 4-16-21 to 5-4-21 PM states tenant has cancer and dont want any one in unit
MZ 2/17 Owner called in. Due to COVID concerns tenant wont let anyone in. Changed from 2/17 to 4/16 9-12
CH-2-12-21 Pre call 30 min prior 510-236-8366
3.3 Bathroom/Electrical Hazards
Correct two outlets with reversed polarity near sinks (Master); Outlets near open water source must be GFI
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
4.4 Other Rooms/Security
Repair closet doors off track
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.5 Other Rooms/Window Condition
Replace missing window lock - Center
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
Cover large hole in the ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-4-30-21 Pre call 30 min prior 510-388-5996 Tenant name Michelle gated area code #3277
NE at 1:10 pm on 03/01/21. Gated community
NE at 10:00 am on 03/25/21. Gated community
NE at 1:05 pm on 4/16/21. Gated community.
NE at 11:00 am on 7/6/21. Gated community.
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (Master 2nd floor)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair loose and damaged boards in rear deck.
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged and missing cabinet doors
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:25 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:35 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589
2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:00 am on 05/21/21. Tenant/ landlord unavailable.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners (Front)

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

2.10 Kitchen/Stove or Range with Oven
Secure range hood

1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.4 Other Rooms/Security
Remove keyed locks from interior doors

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.13 Bathroom/Ventilation
Bath. = Exhaust Vent Inoperable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI - Hall

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Secure loose faucet handle
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair toilet leaking at base
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.6 Heating and Plumbing/Plumbing
Investigate and repair low water pressure; Investigate plumbing water source
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Investigate and repair toilet water pump
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
MZ 5/4 Pre-call owner 30 min prior 415-735-8392
UNIT ADDRESS IS 1325 HELLINGS AVE

NE at 1:30 pm on 02/18/21. Invalid address
NE at 11:30 am on 03/23/21. Invalid address
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet - RR
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair inoperable patio door lock - RF
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-3-19-21 R/S from 3-22-21 to 4-19-21 owner states repairs are not done Pre call 510-812-4963
MZ 2/23 Owner called in. Not ready. Changed from 2/24 to 3/22 9-12
CH-1-29-21 R/S from 2-2-21 to 2-24-21 owner said repairs are not done Pre call 30 min prior 510-812-4963
CH-1-11-21 R/S from 1-12-21 to 2-2-21 tenant was exposed to COVID Pre call 707-280-9034
MZ 12/14 Owner called in. Someone in household tested positive for COVID. Changed from 12/15 to 1/12/2021 1-4
CH-9-29-20 R/S from 9-30-20 to 10-27-20 tenant was exposed to COVID
ch-9-16-20 r/s FROM 9-17-20 TO 9-30-20 Tenant will be out of town Pre call 30 min prior 707-280-9034
CH-8-13-20 R/S from 9-3-20 to 9-17-20 owner and tenant will out of town. Pre call 30 min prior 707-280-9034
NE at 10:20 am on 4/19/21. Landlord making repairs
1.3 Living Room/Electrical Hazards
New Fail: Replace missing light fixture; cover exposed wires
4.4 Other Rooms/Security
Remove keyed lock from interior door - RR
1.1 Living Room/Living Room Present
NE at 1:00 pm on 04/28/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent and light

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair patio screen door damaged and off track
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.4 Living Room/Security
Repair damaged screen door - cut hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.8 Kitchen/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
1.1 Living Room/Living Room Present
CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-29-21 R/S from 4-30-21 to 5-21-21 owner said tenant was exposed to COVID Pre call 30 min prior 510-593-8950

2.10 Kitchen/Stove or Range with Oven
Repair inoperable microwave
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard; cover exposed wires
3.3 Bathroom/Electrical Hazards
Outlets near open- water source must be GFI (All bathrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2 bedrooms)
1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-6-24-21spoke with owner need to R/S from 7/21/21 to 7/8/21 have Monday and Thursday off
5/6/2021 Per JC reschedule inspection after 5/31/2021. Moved from 5/17/2021 to 6/7/2021. 11am-2pm Notices mailed out.
MZ 4/19 Per tenant, is ok with inspection after they get the COVID vaccine. Changed from 5/5 to 5/17 1-4

CH-4-16-21 R/S from 4-19-21 to 5-5-21 tenant will not let any one in unit
CH-3-17-21 R/S from 3/24/*21 to 4/19/21 advise owner this is the last time to reschedule
CH-1/19/21R/S from 1/20/21 to 3/3/21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892

CH-12-29-30 R/S from 12-31-20 to 1-20-21 tenant will not let any one in unit Pre call 30 min prior 510-708-3892
MZ 12/1 Owner called in. Tenant doesnt want anyone in unit. Changed from 12/4 to 12/31 9-12

CH-11-10-20 R/S from 11-12-20 to 12-4-20 Tenant will not let anyone in the unit due to COVID 19. Pre call 30 min prior 510-708-3892
NE at 12:00 pm on 03/03/21. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
2.12 Kitchen/Sink
Repair leak under sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
NE at 11:30 am on 6/7/21. Tenant unavailable.

4.6 Other Rooms/Celing Condition
Make free of peeling paint
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
MZ 6/7 Owner called in. Gate code 6868 or call 510-375-9094 510-932-0668
NE at 12:00 pm on 03/01/21. Gated community
NE at 10:10 am on 03/25/21. Gated community
NE at 10:25 am on 06/03/21. Tenant unavailable
1.4 Living Room/Security
Repair water damaged area at unit entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors - 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 10/12/20. Landlord still making repairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture - Hall
4.4 Other Rooms/Security
Replace missing door knob - RR; Repair closet door off hinges - RR
4.6 Other Rooms/Celing Condition
Investigate and repair leak - RF
7.4 Heating and Plumbing/Water Heater
unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:40 pm on 12/07/20. Tenants refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable light fixture
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21.Tenant unavailable.

NE at 1:15 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:35 am on 12/08/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair defective heating unit
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
2.10 Kitchen/Stove or Range with Oven
Repair defective burners
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:45 am on 05/25/21. Tenant unavailable.
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 1:25 pm on 10/13/20. Tenant unavailable
NE at 11:35 am on 12/08/20. Tenant refused due to COVID-19.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture bulb and globe
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Repair smoke detector hanging by wires; repair inoperable carbon monoxide detector - Hall
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:45am on 12/09/20. Tenant refused due to COVID- 19
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:25 am on 12/09/20. Tenant refused due to COVID- 19
NE at 1:00 pm on 05/25/21. Tenant unavailable.
2.1 Kitchen/Kitchen Area Present
Repair leaking garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
2.12 Kitchen/Sink
repair inoperable dishwasher
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:50 am on 12/09/20. Tenant refused due to COVID- 19

2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
3.4 Bathroom/Security
Repair damaged and busted door off hinges
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:50 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:05 am on 05/26/21. Tenant unavailable.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged torn carpet
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12
2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.

1.5 Living Room/Window Condition
All of the house windows screens have holes

2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer

6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room

1.1 Living Room/Living Room Present
CH-6-1-21 Pre call 30 min prior 510-375-4354
MZ 4/28 PM, Angeli, called in. Tenant is in hospital. LAST RESCHEDULE PER JENNIFER. Changed from 5/4 to 6/2 9-12
CH-4-14-21 R/S from 4-16-21 to 5-4-21 repairs are not done
CH-3-15-21 R/S from 3-19-21 to 4-16-21 tenant will not let any one in unit do to COVID 510-375-4354
CH-2-8-21 R/S from 2-11-21 to 3-19-21 Tenant is still not well Pre call 30 min prior 510-375-4354
MZ 12/4 Owner called in. Tenant has COVID. Changed from 12/16 to 1/13 9-12 with pre-call 30 min prior 510-223-6691
NE at 11:45 am on 11/06/20. Tenant unavailable
NE at 11:30 am on 01/13/21. Tenants not notified.
NE at 10:40am on 7/19/21. Landlord unavailable per city reschedule.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; Clean range hood filter cover

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

2.8 Kitchen/Floor Condition
Repair soft spot in flooring; Replace damaged and cracked tiles

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (1st floor)

3.6 Bathroom/Ceiling Condition
Repair large holes and missing sections of ceiling (1st floor)

3.7 Bathroom/Wall Condition
Repair holes in walls (1st floor)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in backyard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI; New Fail- repair inoperable GFI outlet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 10:45 am on 06/08/21. Tenant unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install aerator for sink faucet
3.12 Bathroom/Tub or Shower
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair light fixture hanging by wires
1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified
3.4 Bathroom/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
1.1 Living Room/Living Room Present
NE at 1:05 pm on 04/29/21. Tenant unavailable.
NE at 10:30 am on 05/20/21. Tenant not notified.
NE at 10:15 am on 6/15/21. Tenant not notified.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged leaning fence in backyard
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:10 am on 6/15/21. Unit is vacant.
NE at 11:15am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
NE at 12:30 pm on 04/30/21. Tenant not notified.
NE at 11:30 am on 05/21/21. Tenant/ landlord unavailable.
NE at 10:05 am on 6/15/21. Tenant not notified.
NE at 11:25am on 7/19/21. Tenant unavailable
1.1 Living Room/Living Room Present
CH-5-18-21 Pre call 30 min prior 510-255-1094
NE at 2:00pm on 04/28/21. Unit is vacant.
NE at 12:00 pm on 05/19/21. Landlord is still making repairs
NE at 11:20 am on 6/15/21. Tenant not notified.
NE at 1:35pm on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable

1.1 Living Room/Living Room Present
4/15/21 entry denied upon arrival, PM states all tenants refuse. Rescheduled to 6/4/21 pending tenant refusal forms.
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.
CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 10:45 am on 01/15/21. All inspections canceled per management.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

4.4 Other Rooms/Security
Repair busted door

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

1.4 Living Room/Security
Repair damaged door frame

8.1 General Health and Safety/Access to Unit
Move items blocking window egress in all rooms; clear path to all windows and doors

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair water damaged walls and baseboards

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.11 Kitchen/Refrigerator
Repair damaged light inside refrigerator; repair to maintain proper temperature
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires hanging from ceiling; replace missing smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
6.4 Building Exterior/Condition of Exterior Surfaces
Remove heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21

NE at 1:00 pm on 6/4/21. Tenant refused
NE at 11:30 am on 7/20/21. Tenant refused
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors

1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide and smoke detector
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors; unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City, reschedule from 11/18/20 to 1/15/21
1.4 Living Room/Security
Replace missing balcony door knob
6.4 Building Exterior/Condition of Exterior Surfaces
Heavy build up of bird feces on balcony - health hazard
1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.5 Kitchen/Window Condition
Secure window panes within frame
3.5 Bathroom/Window Condition
Replace missing window lock
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:35 am on 12/10/20. Tenant refused due to COVID-19

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:30 pm on 12/10/20. Tenant refused due to COVID-19

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:40 pm on 12/10/20. Tenant refused due to COVID-19

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19

3.6 Bathroom/Ceiling Condition
Repair water damaged area

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

2.12 Kitchen/Sink
Repair inoperable dishwasher

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:00 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:25 am on 12/11/20. Tenant refused due to COVID-19
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
1.8 Living Room/Floor Condition
Repair damaged torn carpet
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burner
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.

2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)

3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
CH-4-15-21 R/S from 4-29-21 to 5-7-21 owner is out of town
7/28/21 owner provided proof of sale from June 2021.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 2:15 pm on 04/30/21. Tenant unavailable.
NE at 12:30 pm on 05/21/21. Tenant/ landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair inoperable range hood filter

2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (right of stove)

4.8 Other Rooms/Floor Condition
Repair damaged threshold

4.4 Other Rooms/Security
Remove keyed locks from interior doors (x2)

4.5 Other Rooms/Window Condition
Replace cracked window pane

5.3 Secondary Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. (laundry room)

7.6 Heating and Plumbing/Plumbing
Repair leaking pipe in garage

1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.

1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris

1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.4 Living Room/Security
New Fail: Remove double cylinder dead bolt lock replace with thumb turn lock

1.4 Living Room/Security
New Fail: Repair damaged screen door - cut hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

3.7 Bathroom/Wall Condition
Make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-7-8-21 R/S from 7-9-21 to 8-5-21 Owner states ceiling has a leak came up with a leak Pre call 510-237-6459 X 1602
MZ 5/26 Owner, Simone, called in. Needs more time to repair ceiling. Needs to relocate tenant to work on popcorn ceiling. Changed from 6/3 to 7/9 11-2
MZ 2/3 owner called in. Tenant wont let anyone in unit. Changed from 2/10 to 4/19 1-4
NE at 1:15 pm on 11/24/20. Tenant not notified
NE at 10:45 am on 01/08/21. Tenants not notified.

1.6 Living Room/Ceiling Condition
Repair large areas of water damaged ceiling - Living room and dinning room.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood light

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Change return air filter

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged and torn carpet

1.1 Living Room/Living Room Present
MZ 7/7 Owner called in. Oven/stove still on back order. Had to order from another company. Changed from 7/9 to 7/22 1-4 Pre-call owner 30 min prior 510-910-0589

MZ 5/19 Owner called in. Oven/stove on delay. Per Jennifer push out to July. Changed from 5/21 to 7/9 9-12

MZ 5/18 Owner called in. Pre-call 30 min prior 510-910-0589

MZ 3/29 Owner called in. Stove/oven is on back order. Changed from 3/31 to 5/21 9-12

CH-2-12-21 R/S from 2-17-21 to 3-3-21 owner states tenant is sick Pre call 30 min prior 510-910-0589

2.10 Kitchen/Stove or Range with Oven
Repair cracked range burner

2.11 Kitchen/Refrigerator
Repair leaking refrigerator

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - 2nd floor Hall

1.1 Living Room/Living Room Present
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states repairs not done Pre call 30 min prior 530-559-6978
MZ 5/18 PM needed a few extra days to get part for leak. only available is 2 weeks out. Changed from 5/21 to 6/2 9-12
CH-5-17-21 Pre call 30 min prior 510-236-0942
MZ 4/22 Cindy called in. Tenants still dont want inspection. advised the PM and tenant this will be the LAST RESCHEDULE THEN TENANT REFUSAL FORM MUST BE SIGNED AND TURNED IN. Changed from 4/26 to 5/21 1-4

MZ 2/18 PM, Cindy, called in. Tenants are elderly and dont want anyone in the unit right now. Changed from 3/1 to 4/26 9-12

2.8 Kitchen/Floor Condition
Repair buckling flooring - trip hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-7-22-21 R/S from 7-30-21 to 8-6-21 repairs not done never got notice
MZ 4/28 Mariam, PM, called in. owner cant be there. Changed from 4/30 to 5/6 9-12
NE at 10:15 am on 05/06/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured

1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)

1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window

2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured

4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Cover exposed wires in hall closet; investigate and repair loud noise in closet
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink
1.1 Living Room/Living Room Present
MUST CALL - CH-3-10-21 Pre call 30 min prior 415-238-6087
NE at 10:15 am on 02/17/21. Tenant unavailable.
NE at 11:00 am on 3/10/21. Tenant refused
NE at 1:20 pm on 04/13/21. Landlord not notified.
NE at 10:20 am on 7/8/21. Landlord has not been notified.
2.10 Kitchen/Stove or Range with Oven
Repair damaged range hood vent control knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (Master)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door leading into garage
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC return air filter
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door

5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 12:45 pm on 04/29/21. Tenant not notified.
NE at 10:50 am on 05/20/21. Elder tenant refused due to COVID.
NE at 11:15 am on 7/6/21. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
NE at 10:30 am on 04/29/21. Tenant not notified.
NE at 10:50 am on 7/6/21. Tenant not notified.
1.4 Living Room/Security
Repair damaged thumb turn deadbolt lock (Entrance)
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
2.4 Kitchen/Security
Repair damaged thumb turn deadbolt lock (Rear exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Repair damaged and torn carpet (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detectors
1.1 Living Room/Living Room Present
CH-3-1-21 R/S from 3-3-21 to 4-19-21 repairs are not done Pre call 30 min prior 510-233-5225
2-16-21 R/S from 2-19-21 to 3-3-21 Owner has doctor appt and tenant can not get off work Pre call 30 min prior 510-233-5225
NE at 1:50 pm on 4/19/21. Child home under age 18.
NE at 10:00 am on 7/6/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (Center Rear)
4.5 Other Rooms/Window Condition
Repair or replace missing or inoperable window locks (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair missing section of flooring
1.1 Living Room/Living Room Present
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
MZ 6/8 Lorena called in. Unit is not ready. Didnt receive notice until Saturday. Changed from 6/8 to 7/6 11-2

MZ 4/22 Lorena, owners daughter called in, owner doesnt speak English. Needs a pre-call 30 min prior
510-447-0102

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

3.4 Bathroom/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
CH-6-7-21 R/S from 6-15-21 to 7-6-21 owner said tenant will not et any one in the unit due to COVID she is high risk Pre call 30 min prior 408-886-8927
NE at 12:40 pm on 04/29/21. Gated community
NE at 10:50 am on 05/20/21. Landlord unavailable.
NE at 12:05 pm on 7/6/21. Called # on file, Gated community.
NE at 12:45 pm on 8/16/21. Tenant is high risk and refused due to COVID-19.

1.1 Living Room/Living Room Present
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:20pm on 7/19/21. Tenant not notified

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:50pm on 7/19/21. Tenant refused due to mental health issues.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat and cover

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective sink control knobs

4.4 Other Rooms/Security
Move items blocking window egress

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-7-20-21 Pre call 30 min prior to gain access 707-235-2299
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
1.1 Living Room/Living Room Present
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
1.1 Living Room/Living Room Present
NE at 1:15 pm on 05/05/21. Landlord unavailable for inspection.
NE at 11:10 am on 6/15/21. Tenant unavailable.
NE at 11:45am on 7/19/21. Tenant unavailable
NE at 10:30 am on 8/17/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-7-28-21 R/S from 7/30/21 to 8/17/21 repairs are not done Pre call 415-336-2269
NE at 12:30 pm on 04/28/21. Tenant unavailable.
NE at 11:05 am on 05/19/21. Landlord refused due to COVID.
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet (right of stove)
3.7 Bathroom/Wall Condition
Repair damaged towel rack (Hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke and carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
NE at 11:30 am on 04/29/21. Gated community.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-7-12-21 spoke with pm pre call 30 min prior 510-776-8409
CH-4-21-21 R/S from 4-29-21 to 5-7-21 Owner getting COVID shot Pre call 30 min prior 510-612-2923
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed locks from interior doors; replace missing strike plate
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door (Kitchen)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
2.4 Kitchen/Security
Remove double cylinder dead bolt lock replace with thumb turn lock
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-6-21 to 8-23-21 repairs not node Pre call 30 min prior 510-813-1838
CH-7-16-21 R/S from 7-19-21 to 8-5-21 owner states have not been able to get a hold of PGE to schedule appt
CH-4-26-21 R/S from 4-27- to 5-17 owner said repairs are not done
MZ 2/23 Owner called in. Wont be in town. Changed from 3/1 to 3/29 11-2
CH-2-2-21 R/S from 2-4-21 to 3-1-21 Owner is still out of the country Pre call 30 min prior 510-813-1838
CH-1-4-21 R/S from 1-5-21 to 2-4-21 owner is out of the country will be back 2/3/21 Pre call 30 min prior 510-813-1838
NE at 12:05 pm on 03/29/21. Tenants exposed to COVID-19

NE at 9:35 am on 05/17/21. Landlord unavailable.
NE at 10:40 am on 6/15/21. Tenant not unavailable.
NE on 8/23/21. Landlord still making repairs.
1.5 Living Room/Window Condition
All of the house windows screens have holes
2.10 Kitchen/Stove or Range with Oven
Kitchen stove left front burner will not ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
Outlet in laundry room inoperable
Install ventilation duck on dryer
6.4 Building Exterior/Condition of Exterior Surfaces
Fuse box has exposed wires on main box on exterior of unit repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Insufficient heat in lower room
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower room
1.1 Living Room/Living Room Present
NE at 9:20 am on 05/05/21. Tenant unavailable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 9:50 am on 05/05/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Secure range hood
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover
1.1 Living Room/Living Room Present
NE at 9:45 am on 05/05/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
NE at 9:25 am on 05/05/21. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet (Top)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 5/10 Owner called in. Pre-call for access 415-410-8946

NE at 10:30 am on 04/28/21. Tenant unavailable.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires at entrance (Doorbell)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Pre-call 30 min prior 510-236-8366
CH-5-17-21 Pre call 510-236-8366
NE at 12:05 pm on 04/28/21. Tenant unavailable.

2.4 Kitchen/Security
Replace missing door knob; Switch thumb turn deadbolt lock to proper side.

3.12 Bathroom/Tub or Shower
Repair inoperable shower control knob (Front)

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on. (Front)

3.4 Bathroom/Security
Remove keyed lock from interior door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Repair patio screen door damaged and off track

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.8 Kitchen/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - LR & Secondary room

7.4 Heating and Plumbing/Water Heater
Unable to inspect

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Repair busted door jamb; replace missing strike plate

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.4 Living Room/Security
Replace double cylinder deadbolt lock with thumb turn lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent cover

1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.5 Bathroom/Window Condition
Replace missing window lock

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All)

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (All bedrooms)
1.1 Living Room/Living Room Present
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405

CH-7-6-21 R/S from 7-8-21 to 7-29-21 repairs not done Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner said window will be in at end of month then have to have it installed.
Pre call 30 min prior 510-502-7405
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable thermostat
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-8-4-21 R/S from 8/6/21 to 8/24/21 tenant has COVID Pre call 510-734-2111
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-3-2-21 Pre call 30 min prior 415-424-6643 Miguel
NE at 2:20 pm on 02/22/21. Tenant not notified
NE at 11:30 am on 03/15/21. Tenant unavailable, photo captured.
NE at 10:30 am on 04/14/21. Landlord unavailable.

NE on 8/24/21. Tenant exposed to COVID-19
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair leaking faucet
3.13 Bathroom/Ventilation
Secure vent cover
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlet - RF
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris (front yard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:25 am on 7/12/21. Loose dogs in unit.

NE at 10:40 am on 12/07/20. Tenants refused due to COVID-19
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Master)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:20 pm on 12/07/20. Tenants refused due to COVID-19
NE at 11:40 am on 7/12/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair damaged microwave
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:20 pm on 12/07/20. Tenants refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 1:00 pm on 05/24/21. Child home under 18.
NE at 12:40 pm on 7/12/21. Tenant unavailable.
7.4 Heating and Plumbing/Water Heater
Repair unaligned flue
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 05/25/21. Tenant refused.

NE at 11:00 am on 12/08/20. Tenant refused due to COVID-19.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 7/12/21. Tenant unavailable.

NE at 11:15 am on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:20 pm on 10/13/20. Tenant unavailable
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:30 pm on 12/08/20. Tenant refused due to COVID-19.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Master)
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.6 Heating and Plumbing/Plumbing
New Fail: Repair leaking fire sprinkler at entrance
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:45 pm on 12/08/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide and smoke detectors - Hall
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:20 am on 7/13/21. Tenant unavailable.
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable outlets - RF
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker - Laundry room
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Repair busted door frame - RR
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:40 pm on 12/09/20. Tenant refused due to COVID-19.
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:15 pm on 12/09/20. Tenant refused due to COVID-19.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain (Master)
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
2.12 Kitchen/Sink
Replace damaged faucet handle
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detectors - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/09/20. Tenant refused due to COVID-19.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:45 am on 10/19/20. Loose dog in unit
NE at 10:55 am on 12/10/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present

MZ 3/24 Per PM, due to COVID not comfortable with inspections at this time. Changed from 4/23 to 5/27
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:00 pm on 12/10/20. Tenant refused due to COVID-19
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 11:00 am on 05/27/21. No key available
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
2.12 Kitchen/Sink
Repair inoperable dishwasher
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:30 am on 12/11/20. Tenant refused due to COVID-19
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:50 am on 12/11/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/30/21. No key available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:00 pm on 05/27/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Stretch carpet - trip hazard
3.12 Bathroom/Tub or Shower
Correct low water pressure
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 1:35 pm on 12/10/20. Tenant unavailable, loose dog in unit.
NE at 11:00 am on 05/27/21. Tenant unavailable, loose dog in unit.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-8-3-21 R/S from 8-24-21 to 8-31-21 Owner states repairs are not done and tenant has COVID Pre call 30 min prior 650-796-5586
2.12 Kitchen/Sink
Repair leak under sink
2.3 Kitchen/Electrical Hazards
Cover exposed wires (door bell system)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing thermostat
1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842
6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-8-5-21 spoke wit owner said repairs not done R/S from 8-23-21 to 9-3-212 Pre call 30 min prior 510-430-9322
NE at 11:00 am on 7/6/21. Unit is under repair, not being rented.
NE at 11:15 am on 9/03/21. Unit is vacant.

1.1 Living Room/Living Room Present
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043

NE at 1:25 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-10-21 pre call 30 min pri 510-812-5043 gated area
CH-8-16-21 Owner call in at 3:21pm would like a pre call for next time 510-812-5043
NE at 1:35 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.

1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-17-21 gated area Pre call 310-738-4704 Lisa

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542

1.1 Living Room/Living Room Present
CH 9-20-21 gated area 1272 PH# Jackie 714-815-4440
owner ph# 415-279-0270

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-5-21 to 10-4-21 owner can not do Tuesday or Wednesday Pre call 30 min prior 510-543-4944

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
1.8 Living Room/Floor Condition
Replace damaged and cracked floor tiles
3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/8/21. Tenant not notified.
NE at 9:30 am on 8/17/21. Gated house.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of stove)
1.3 Living Room/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover
1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail
6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets
1.1 Living Room/Living Room Present
CH-6-18-21 R/S from 6/21/21 tenant will not let any one in the unit Due to COVID Pre call 30 min prior 510-815-0003
5/20/2021 Owner called in Syd. Stated hes having issues getting in touch with tenants. Also, when goes to the property, they are refusing entry. Its hard for him to enter and complete the repairs. Moved from 5/21/2021 to 6/21/2021 11am-2pm. Syd confirmed.
MZ 4/21 Owner, Sid, called in. Tenants will be out of town. Changed from 4/26 to 5/21 11-2
NE on 8/6/21 at 10:30 am. Landlord unavailable.
NE at 10:20 am on 9/20/21. Landlord unavailable
2.10 Kitchen/Stove or Range with Oven
Repair inoperable stove burners; Repair inoperable range hood filter and light
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris
1.1 Living Room/Living Room Present
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-9-2-21 R/S from 9-3-21 to 9-20-21 repairs are not done 510-604-3842
CH-8-17-21 R/S from 8-24-21 to 9-3-21 Owner will be out of town Pre call 30 min prior 510-604-3842

6.1 Building Exterior/Condition of Foundation
Replace missing sections of fence (Front yard)

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:25 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-7-26-21 spoke with owner said did not tell inspector to cancel gave him a couple of dates said can not do schedule for 8/17/21 Pre call 30 min prior 510-415-0918

CH-7-9-21 Call owner 30 min prior 510-415-0918
NE at 11:30 am on 8/17/21. Tenant unavailable.
NE at 10:35 pm on 9/20/21. New Landlord unavailable.

1.1 Living Room/Living Room Present
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
CH-7-7-21 R/S from 7-8-21 to 9-20-21 owner said window have not came in yet Pre call 510-410-9502
CH-4-2-21 R/S from 4-16-20 to 5-21-21 owner had to order windows Pre call 30 min prior 510-9502

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-418-1430

1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540

1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775

1.1 Living Room/Living Room Present
CH-9-22-21 Pre call 1HR prior 415-235-0368

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
1.1 Living Room/Living Room Present
30 MIN Pre-call Kim 510-612-6935, MUST BE FIRST ON ROUTE.

CH-8-18-21 Pre call 30 min prior to gain access 707-235-2299 or 707-529-1166
NE at 1:30 pm on 7/9/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/11/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
1.1 Living Room/Living Room Present
CH-9-23-21 gated area code # 2403
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-27-21 to 10-19-21 owner said no one avail. Pre call 30 min prior 510-316-1667
1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
1.1 Living Room/Living Room Present
CH-9-24-21 R/S from 9-27-21 to 10-4-21 property mgr has appt Pre call 30 min prior 510-376-5694
1.1 Living Room/Living Room Present
9/25/21 Tenant refuses to allow inspection, owner submitted Refusal form signed by owner and tenant
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 9-28-21 to 10-5-21 owner said tenant has appt. Pre call 30 min prior 510-685-3776
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - 1st floor
2.12 Kitchen/Sink
Repair leak under sink
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
2.4 Kitchen/Security
Repair defective deadbolt lock on exit door
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
2.6 Kitchen/Ceiling Condition
Repair inoperable ventilation
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
1.1 Living Room/Living Room Present
NE at 10:50am on 9/27/21. Tenant signed COVID exemption form.
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-714-7006 gated area code #6969
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
7.4 Heating and Plumbing/Water Heater
Connect gas flue line
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)
4.5 Other Rooms/Window Condition
Repair inoperable window crank (Master)
8.1 General Health and Safety/Access to Unit
Replace old, worn, matted and damaged carpet in unit
5.3 Secondary Rooms/Electrical Hazards
Install ventilation in bathroom (secondary unit)
8.1 General Health and Safety/Access to Unit
Install carbon monoxide detector in secondary unit
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose boards in rear deck
2.3 Kitchen/Electrical Hazards
Replace damaged and burned outlet
2.12 Kitchen/Sink
Secure loose faucet

3.6 Bathroom/Ceiling Condition
Make free of peeling paint (Master)
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity (Hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st and 2nd floor
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector - 1st floor
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 9/29/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 gated area Pre call 30 min prior 714-322-7746 or 714-767-4429
NE at 10:20am on 10/1/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 Pre call 30 min prior 510-910-0589
1.1 Living Room/Living Room Present
CH-9-29-21 R/S from 10-11-21 to 10-22-21 owner is having surgery
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-604-2133
1.1 Living Room/Living Room Present
CH-10-1-21 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405

2.5 Kitchen/Window Condition
Secure window panes within frame

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper (2nd floor Hall)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.3 Other Rooms/Elecrtical Hazards
Replace cracked cover plate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed knob from interior door

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - Left front

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed locks from interior doors

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.5 Bathroom/Window Condition
Repair cracked window pane

8.1 General Health and Safety/Access to Unit
Move all items blocking egress throughout unit

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

2.8 Kitchen/Floor Condition
Repair large hole in floor (secondary unit)

2.12 Kitchen/Sink
Repair inoperable control knob (hot)

1.8 Living Room/Floor Condition
Exposed track strip - cut hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (secondary unit)

3.12 Bathroom/Tub or Shower
Investigate and remove black organic substance (secondary unit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Re-caulk around sink

2.7 Kitchen/Wall Condition
Repair large hole in wall (secondary unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
NE at 9:50 am on 7/8/21. Tenant unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed locks from interior doors.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
2.11 Kitchen/Refrigerator
Repair leaking refrigerator
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 11:20 am on 7/8/21. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet - (left of sink)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
Call T for access through gate (510)688-4793

MZ 4/16 Per Jennifer move out to July. Changed from 5/17 to 7/19/2021 9-12

MZ 4/12 Spoke with owner, repairs wont be done in time. Changed from 4/19 to 5/17 1-4

MZ 3/3 Tenant called in. Needs a pre-call for access 510-260-0072
NE at 10:50am on 7/19/21. Landlord unavailable, photo captured
1.3 Living Room/Electrical Hazards
Secure loose outlet (Under window)
1.5 Living Room/Window Condition
Window is severely deteriorated and no long able to keep out the elements; repair leaking window
2.5 Kitchen/Window Condition
Window pane is loose and needs to be secured
4.5 Other Rooms/Window Condition
Window is severely deteriorated and no longer able to keep out the elements; repair leaking windows (All bedrooms)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
1.1 Living Room/Living Room Present
CH-10-6-21 Pre call 30 min prior 408-839-0244 or 925-451-8312-Tim
CH-9-22-21 R/S from 10-1-21 to 10-5-21 owner states tenant not avail.
NE at 1:20pm on 10/5/21. Gated community.
1.1 Living Room/Living Room Present
NE at 1:40pm on 10/5/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
NE at 12:10 pm on 7/6/21.Tenant not notified.
1.4 Living Room/Security
Replace damaged screen door - cut hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door
4.5 Other Rooms/Window Condition
Repair window off track; repair to open and hold
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
1.1 Living Room/Living Room Present
NE at 11:25 am on 7/6/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Replace damaged oven door (Rear Unit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detectors (Rear Unit)
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall

6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Repair rotted boards in rear deck
2.3	Kitchen/Electrical Hazards
	Correct outlet with reversed polarity (left of sink)
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
4.4	Other Rooms/Security
	Replace missing door knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
4.5	Other Rooms/Window Condition
	Repair inoperable window bars quick release
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
1.3	Living Room/Electrical Hazards
	Cover exposed wires
4.4	Other Rooms/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.4	Bathroom/Security
	Remove keyed lock from interior door
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector
4.4	Other Rooms/Security
	Remove keyed lock from interior door (all bedrooms)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am 10/8/21. Tenant refused
1.1	Living Room/Living Room Present
	NE at 12:50pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:30pm 10/8/21. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:20pm 10/8/21. Gated property.
1.1	Living Room/Living Room Present
	CH-1012 Pre call 530-613-8465 gated area
	NE at 12:40pm on 10/11/21. Gated community.
4.4	Other Rooms/Security
	Remove keyed lock from interior door (Master)
2.10	Kitchen/Stove or Range with Oven
	All burners must self ignite - repair
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair toilet to flush properly - (1/2 bath)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Investigate and remove black organic substance on ceiling (Garage)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair and secure damaged leaning fence

2.12 Kitchen/Sink
Repair inoperable garbage disposal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 12:15pm on 10/11/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:30am on 10/11/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/11/21. Gated community.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:30 am on 10/12/20. No key present for entry
NE at 10:55 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:45 am on 05/24/21. No key available.
NE at 10:00 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:50 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:00 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:40 am on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.

4.5 Other Rooms/Window Condition
Repair water damaged sill - RF
4.7 Other Rooms/Wall Condition
Make free of peeling paint (under window)
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 11:50 am on 12/07/20. Tenants refused due to COVID-19
NE at 11:20 am on 05/24/21.No key available.
NE at 10:40 am on 8/27/21. Loose dog unable to gain access.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism (Master); Replace damaged toilet seat (Hall)
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard (Master); Repair inoperable GFI outlets (All bathrooms)
4.10 Other Rooms/Smoke Detectors
Repair inoperable carbon monoxide detector - Hall
4.3 Other Rooms/Elecrtical Hazards
Cover exposed wires; replace missing light fixture - Hallway
4.8 Other Rooms/Floor Condition
Replace damaged soiled carpet (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 12:30 pm on 10/12/20. Child home under 18
NE at 11:50 am on 12/07/20. Child home under 18
NE at 11:30 am on 05/24/21. Unit vacant landlord making repairs.
NE at 11:00 am on 7/12/21. No key available.
NE at 10:50 am on 8/27/21. No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/21/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 11:40 am on 05/24/21.Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.
4.6 Other Rooms/Celing Condition
Investigate and repair leak; repair water damaged area - RR
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in balcony railing
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
New Fail: Cover exposed track strip at entrance

1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.

CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21

NE at 1:05 pm on 12/07/20. Tenants refused due to COVID-19
NE at 10:00 am on 10/18/21. Property management refused inspection.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
6.4 Building Exterior/Condition of Exterior Surfaces
Repair inoperable exterior outlet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:00 pm on 7/12/21. Tenant unavailable.
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 11:15 am on 10/13/20. Tenant unavailable
1.4 Living Room/Security
Repair patio screen door off track
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 12:15 pm on 7/12/21. No key available.
NE at 11:30 am on 8/27/21. No key available.

NE at 1:10 pm on 12/07/20. Tenants refused due to COVID-19
NE at 1:00 pm on 05/24/21.No key available.
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.4 Living Room/Security
Replace missing door knob (entry door)
3.3 Bathroom/Electrical Hazards
Repair GFI outlet with open-neutral
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
repair damaged / torn carpet
1.1 Living Room/Living Room Present
3/23/2021 Per Chris reschedule from 4/20/2021 to 5/24/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/25/21 to 4/20/21
NE at 10:00 am on 10/18/21. Property management refused inspection.

NE at 10:40 am on 12/08/20. Tenant refused due to COVID-19.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:45 am on 05/25/21. No key available.

NE at 1:50 pm on 10/13/20. Tenant unavailable
NE at 11:00 am on 10/18/21. Property management refused inspection.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 11:15 am on 05/25/21. Tenant exposed to COVID 19.

NE at 1:15 pm on 10/14/20. Tenant changed key.
NE at 1:50 pm on 12/08/20. Tenant refused due to COVID-19
NE at 1:00 pm on 8/27/21. No key available
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawers

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure thermostat to wall

7.4 Heating and Plumbing/Water Heater
Repair leaking water heater; investigate and remove black organic substance in water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 1:55 pm on 12/08/20. Tenant refused due to COVID-19.
NE at 11:55 am on 05/25/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.3 Kitchen/Electrical Hazards
Correct multiple outlets with reversed polarity (right of sink & left of stove)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detectors - Hall

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 10:50 am on 10/15/20.
NE at 10:55am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 1:00 pm on 05/25/21. Tenant refused.
NE at 10:40 am on 7/13/21. Tenant unavailable.
NE at 11:00 am on 10/18/21. Property management refused inspection.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21
NE at 10:50 am on 7/13/21. Tenant unavailable.

NE at 11:00am on 12/09/20. Tenant refused due to COVID-19
NE at 11:00 am on 10/18/21. Property management refused inspection.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:05am on 12/09/20. Tenant unavailable
NE at 11:00 am on 7/13/21. Tenant unavailable.
NE at 1:20 pm on 8/27/21. No key available.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 11:45 am on 12/09/20. Tenant refused due to COVID- 19
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout beaker - Laundry room

1.1 Living Room/Living Room Present
3/24/2021 Per Chris reschedule from 4/21/2021 to 5/25/2021.
CH-1/25/21 senior facility, per city, rescheduled from 1/26/21 to 4/21/21

NE at 12:20 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 05/25/21.Tenant unavailable.
NE at 10:30 am on 8/30/21. Child home under 18.
NE at 11:00 am on 10/18/21. Property management refused inspection.

2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair inoperable dishwasher

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet seat

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.4 Other Rooms/Security
Repair busted door frame - RR

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 12:25 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 11:00 am on 10/18/21. Property management refused inspection.

1.8 Living Room/Floor Condition
New Fail: Stretch carpet - trip hazard

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (Hall)

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Repair damaged sill and frame - RF

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 11:00 am on 10/18/21. Property management refused inspection.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing breaker - Laundry room
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:05 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 10:40 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:10 pm on 12/09/20. Tenant refused due to COVID-19.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.6 Living Room/Ceiling Condition
Repair water damaged area; make free of peeling paint
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 7/13/21. Tenant unavailable.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
7.4 Heating and Plumbing/Water Heater
Repair water heater corrosion
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21
NE at 1:00 pm on 05/26/21. Child home under 18.
NE at 11:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Install closet door guiders
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 1:20 pm on 12/10/20. Tenant refused due to COVID-19
NE at 11:00 am on 05/27/21. Child home under 18.
NE at 1:30 pm on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:00 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.4 Other Rooms/Security
Install closet door guiders - RF
7.4 Heating and Plumbing/Water Heater
Repair misaligned flue
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:15 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
7.4 Heating and Plumbing/Water Heater
Repair corrosion damage

1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:20 am on 12/10/20. Tenant refused due to COVID-19
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.8 Living Room/Floor Condition
Cover exposed track strip; repair damaged / torn carpet
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/27/21 to 4/22/21

NE at 11:30 am on 12/10/20. Tenant refused due to COVID-19

NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.12 Bathroom/Tub or Shower
Re-glaze tub - make free of peeling porcelain
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 10:40 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:30 am on 8/30/21. No key available.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
3.6 Bathroom/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:05 am on 12/11/20. Tenant refused due to COVID-19
NE at 12:00 pm on 05/27/21. Loose dog inside unit.
NE at 1:35 pm on 8/30/21. loose dog in unit.
NE at 1:00 pm on 10/18/21. Property management refused inspection.
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
4.5 Other Rooms/Window Condition
Repair damaged window crank
3.4 Bathroom/Security
Repair damaged door frame
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
2.5 Kitchen/Window Condition
Replace missing window lock
1.1 Living Room/Living Room Present
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 1:20 pm on 8/30/21. No key available.
NE at 10:30am on 10/19/21. Tenant refused inspection.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - (All bathrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair water damaged area; remove black organic substance - Laundry room
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21
NE at 11:00am on 10/19/21. Tenant unavailable.

11/16/20 senior facility, per city, rescheduled from 11/18/20 to 1/15/21
NE at 12:00 pm on 6/4/21. Tenant refused
NE at 10:50 am on 7/20/21. Tenant refused
NE at 11:40 am on 8/30/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21

NE at 11:45 am on 12/11/20. Tenant refused due to COVID-19
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-1/25/21 senior facility, per city, rescheduled from 1/28/21 to 4/23/21
NE at 12:40 pm on 8/30/21. No key available.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged porcelain
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-14-21 R/S from 10-4-21 to 10-19-21 owner said tenant is out of town Pre call 30 min prior 510-914-1481
MZ 7/7 Owner, Carmen, called in. Changed from 7/8 to 7/22 11-2 pre-call 30 min prior 510-914-1481
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.

1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink
4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip
3.12 Bathroom/Tub or Shower
Repair clogged tub
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

1.1 Living Room/Living Room Present
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:40 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 12:30 pm on 9/20/21. Tenant not notified.
NE at 1:30pm on 10/22/21. Gated community.

1.1 Living Room/Living Room Present
NE at 1:45 pm on 7/6/21. Gated community.
NE at 12:45 pm on 8/16/21. Gated community.
NE at 1:15 pm on 9/20/21. Tenant not notified.
NE at 1:40pm on 10/22/21. Gated community.

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter

4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.12 Kitchen/Sink
Repair leaking dishwasher

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. landlord making repairs.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
NE at 11:00am on 10/26/21. No key available.

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing with washer backing up into kitchen sink

1.1 Living Room/Living Room Present
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.

2.8 Kitchen/Floor Condition
Repair damaged floor tiles

4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob

6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:10 pm on 7/6/21. Tenant not notified.
NE at 11:30 am on 8/16/21. Tenant unavailable.
NE at 11:50am on 11/1/21. Tenant unavailable.

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed exterior outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Install missing handrail

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.11 Kitchen/Refrigerator
Replace damaged frig gasket

2.12 Kitchen/Sink
Repair large hole in backsplash; re-caulk backsplash; investigate and remove black organic substance under sink

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged, missing, and cracked tiles in countertop - sharp edges; repair damaged cabinet doors

2.7 Kitchen/Wall Condition
Repair bulging wall above countertop

3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard

3.7 Bathroom/Wall Condition
Repair hole in wall along side of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance; make free of peeling paint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
MZ 7/6 Owner called in. Unit is not ready. Changed from 7/7 to 7/29 9-12
NE at 1:00 pm on 04/28/21. Tenant not notified.
NE at 11:30 am on 05/19/21. Tenant unavailable
NE at 9:30 am on 7/30/21. Tenant unavailable.

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

3.12 Bathroom/Tub or Shower
Replace damaged and cracked tiles - cut hazard

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-11-4-21 owner call in said S.D on 2nd fl is a combo Carbon and smoke detector. Inspector recheck for combo

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.

1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity

1.1 Living Room/Living Room Present
CH-10-28-21 R/S from 11-1-21 to 11-5-21 owner said tenant has an appt. Pre call 510-244-4656
CH-9-8-21 Pre call pm 510-858-6711 X 103
NE at 12:00 am on 7/6/21. Tenant not notified
NE at 11:00 am on 8/16/21. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked switch plate cover

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145

1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690

1.1 Living Room/Living Room Present
CH-10-8-21 pre call 30 min prior 510-375-0382

2.12 Kitchen/Sink
Repair inoperable garbage disposal

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-375-0382
NE at 1:20pm 10/8/21. Gated property.

1.1 Living Room/Living Room Present
CH-11-8-21 Pre call 30 min prior 510-414-6973

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min 510-223-5726

1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.

1.1 Living Room/Living Room Present
CH-11-10-21 Owner needs to have time change to 1pm to 4pm. call 415-309-2437

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11/15/21 to 11/19/21 owner will be out of town Pre call 30 min prior 530-613-8465
CH-1012 Pre call 530-613-8465 gated area
NE at 12:40pm on 10/11/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-333-0867
CH-10-27-21 Pre call 30 min prior 510-910-0846 gated area
CH-7-1-21 R/S from 7-6-21 to 7-21-21 spoke with tenant there are some things she has to do. Do not R/S any more advise her this is her last re-schedule
MZ 6/3 Per Jennifer reschedule, Bycha wont be out that day. Spoke with the owner, will call back after she speaks with the tenant to reschedule.
MZ 5/11 Owner, Sheila, and tenant, Barbara, called in. Tenant is sick. Owner gives permission for tenant to re-schedule as needed. Changed from 5/17 to 6/11 9-12

MZ 2/12 Owner called in. tenant wont be there. Changed from 2/19 to 4/19 1-4
NE on 8/6/21 at 11:50 am. Landlord unavailable.
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:00pm on 10/22/21. Landlord unavailable.
NE at 11:35am on 11/15/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-11-21 Pre call 30 min prior 510-529-6677

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs

1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

1.1 Living Room/Living Room Present
11/15/21 received tenant refusal form

1.1 Living Room/Living Room Present
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209

1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Repair damaged stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow

1.1 Living Room/Living Room Present
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.

1.1 Living Room/Living Room Present
NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.

1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-14-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
1.1 Living Room/Living Room Present
CH-11-4-21 R/S from 12-13-21 to 11-15-21 owner will be out of town from 11/16/21 to 1/6/22 Pre call 30 min prior 415-787-3668
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.4 Living Room/Security
Repair inoperable patio door lock
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
1.3 Living Room/Electrical Hazards
Replace and secure missing outlet cover
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 9:15 am on 3/8/21. Tenant exposed to COVID-19
NE at 11:05 am on 05/03/21. Tenant refused.
NE at 11:00 am on 6/29/21. Tenant exposed to COVID
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit in all rooms
2.11 Kitchen/Refrigerator
Replace damaged gasket;
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair damaged oven door
4.4 Other Rooms/Security
Install guide rails for closet doors (All bedrooms)
1.8 Living Room/Floor Condition
Repair damaged and cracked tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
NE at 11:00 am on 05/03/21. Tenant refused.
4.4 Other Rooms/Security
Install closet door guiders (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.3 Kitchen/Electrical Hazards
Repair inoperable outlet

1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 11:20 am on 05/03/21. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawer
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 12:15 pm on 05/03/21. Tenant unavailable.
NE at 11:45 am on 6/29/21. Children home under 18.
3.12 Bathroom/Tub or Shower
Re-glaze tub surface - cut hazard
4.4 Other Rooms/Security
Repair closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair damaged heating unit in bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Install closet door guiders - 1st floor
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
1.8 Living Room/Floor Condition
Repair damaged floor tiles
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged frig gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access
2.11 Kitchen/Refrigerator
Replace damaged gasket
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:15 pm on 05/03/21. Tenant Unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
New Fail: Repair broken vanity mirror - sharp edges
3.13 Bathroom/Ventilation
Repair inoperable ventilation; replace missing vent cover
1.1 Living Room/Living Room Present
CH-6-14-21 R/S from 6-10-21 to 6-29-21 Go to office to gain access

NE at 1:30 pm on 05/03/21. Tenant Unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
Pre-call 30 minutes to 772-579-7590
NE at 2:15pm on 9/27/21. Gated community
NE at 9:50pm on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.

1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656

1.1 Living Room/Living Room Present
CH-11-18-21 R/S from 11-22-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-235-0081

1.1 Living Room/Living Room Present
NE at 12:30pm 10/8/21. Tenant not notified.

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types

3.4 Bathroom/Security
Remove keyed lock from interior door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Replace damaged window lock
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair leak under sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
1.1 Living Room/Living Room Present
NE at 11:45am on 11/19/21. Tenant unavailable.
1.1 Living Room/Living Room Present
11/23/21 unit no longer a rental
CH-10-21-21 R/S from 10-22-21 to 11-1-21 tenant is moving out
CH-9-1-21 R/S from 9-3-21 to 9-20-21 owner said tenant is very sick Pre call 510-708-6306
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 12:15 pm on 9/20/21. Landlord unavailable.
NE at 1:15 pm on 9/20/21. Landlord unavailable.
NE at 11:40am on 11/1/21. Unit is vacant and landlord needs time for turnover.
NE at 12:00pm on 11/19/21. Landlord unavailable.
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
4.4 Other Rooms/Security
Install missing strike plate; Replace missing door knob
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover

1.1 Living Room/Living Room Present
NE at 1:45pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

1.1 Living Room/Living Room Present
CH-10-1-21 R/S from 10-4-21 to 11-1-21 owner states where he order the window sent the wrong size Pre call 510-502-7405
CH-7-26-21 R/S from 7-30-21 owner states windows still on order Pre call 30 min prior 510-502-7405
CH7-6-21 R/S from 7-8-21 to 7-29-21 repairs not dont Pre call 30 min prior 510-502-7405
CH-6-4-21 R/S from 6-7-21 to 7-8-21 Owner saidwindow will be in at end of month then have to have it installed. Pre call 30 min prior 510-502-7405
NE at 1:30pm on 11/1/21. Landlord waiting on purchased widow to be delivered.
NE at 1:45pm on 11/19/21. Landlord waiting on purchased widow to be delivered.

2.5 Kitchen/Window Condition
Secure window panes within frame

1.1 Living Room/Living Room Present
CH-8-12-21 R/S from 8-23-21 to 9-3-21 repairs not done Pre call 510-708-6306
NE at 11:30am on 11/1/21. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Cap missing space in electrical box (Master bath)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill

3.6 Bathroom/Ceiling Condition
Make free of peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet

4.4 Other Rooms/Security
Replace missing door knob

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed lock from interior door

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)

3.12 Bathroom/Tub or Shower
Re-glaze tub surface

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner - right rear

2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace cracked toilet tank lid

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.1 Bathroom/Bathroom Present
Remove keyed lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Replace cracked window pane
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
2.5 Kitchen/Window Condition
Repair window to open, close, and lock
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
2.3 Kitchen/Electrical Hazards
Secure loose switch plate
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4	Building Exterior/Condition of Exterior Surfaces
	Replace missing light fixture globe - front porch
5.2	Secondary Rooms/Security
	Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
3.12	Bathroom/Tub or Shower
	Repair leaking shower control knob - 1st floor
2.12	Kitchen/Sink
	Investigate and remove black organic substance under sink
2.11	Kitchen/Refrigerator
	Replace damaged frig gasket; refrigerator not keeping temperature
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector on 1st and 2nd floor
4.4	Other Rooms/Security
	Repair busted door - 2nd floor
5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair damaged ceiling in HVAC closet
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
6.1	Building Exterior/Condition of Foundation
	Repair damaged foundation vent covers
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install handrail on stairs leading to garage
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st floor
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris
	Remove excess garbage and debris in backyard
3.12	Bathroom/Tub or Shower
	Re-caulk around tub
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
6.1	Building Exterior/Condition of Foundation
	Repair damaged gable vent covers
7.4	Heating and Plumbing/Water Heater
	Unable to inspect
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
3.12	Bathroom/Tub or Shower
	Repair damaged shower control knob
4.3	Other Rooms/Elecrtical Hazards
	Repair inoperable light fixture
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing outlet cover - 1st floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Secure toilet to floor
3.5	Bathroom/Window Condition
	Remove black organic substance growing on window sill - 2nd floor
4.4	Other Rooms/Security
	Remove keyed lock from interior door. (All bedrooms)
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for rats
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Repair inoperable heating unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair clogged drain - 1st floor
3.4	Bathroom/Security
	Remove keyed lock from interior door - 1st floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
1.8 Living Room/Floor Condition
Install threshold between flooring types leading to kitchen and secondary rooms
1.1 Living Room/Living Room Present
NE at 10:20am on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.4 Living Room/Security
Adjust screen door to close and latch properly
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:30am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 10:40am on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.5 Bathroom/Window Condition
Repair window to open, close, and lock
1.1 Living Room/Living Room Present
CH-12-2-21 Pre call 30 min prior 510-334-4151
NE at 10:30am on 11/22/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-21-21 to 1-4-22 owner states tenant will be out of town Pre call 30 min prior 510-334-7993
CH-11-15-21 owner call in at 2:30pm gave gate code #0398 Pre call owner 510-334-7993
NE at 12:30pm on 10/11/21. Gated community.
NE at 1:15pm on 11/15/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-7-21 Spoke with owner said no one show up Must call 510-333-2677 owner said address is 227 Richmond Ave # 3
NE at 2:00pm on 9/27/21. Unable to locate address.
NE at 10:50am on 11/15/21. Unable to locate address.
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
2.12 Kitchen/Sink
Repair leak under sink
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior
510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior
408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior
510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393

2.6 Kitchen/Ceiling Condition
Make free of peeling paint
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
NE at 11:30am on 10/4/21. No key available
NE at 1:15pm on 12/10/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Repair inoperable window bars quick release
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from side yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged handrail
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
4.5 Other Rooms/Window Condition
Install quick release or remove window bars

1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
2.5 Kitchen/Window Condition
Replace missing window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-27-21 to 10-19-21 Owner not ready Pre call 30 min prior 408-206-6542
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.8 Kitchen/Floor Condition
Replace missing threshold between flooring types (x2)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet
3.12 Bathroom/Tub or Shower
Re-caulk tub area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.1 General Health and Safety/Access to Unit
Cut excess foliage in yard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
MZ 7/7 PM, Jean, called needs more time. Changed from 7/8 to 8/5 pre-call 30 min prior 510-734-2111

CH-5-20-21 Pre call 30 min prior 510-734-2111
MZ 4/16 PM called in. Unit needs more time. Changed from 4/28 to 5/21 11-2
1.1 Living Room/Living Room Present
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 1:55pm on 12/13/21. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
5.2 Secondary Rooms/Security
Replace missing door knob; repair door jamb (garage)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
2.12 Kitchen/Sink
Repair inoperable control knob (hot)
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Install quick release or remove window bars
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker in electrical panel (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke and carbon monoxide detector in secondary unit
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance - Hall
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3	Bathroom/Electrical Hazards
	Outlets near open water source must be GFI
7.4	Heating and Plumbing/Water Heater
	Connect gas flue line
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
4.5	Other Rooms/Window Condition
	Repair inoperable window crank (Master)
8.1	General Health and Safety/Access to Unit
	Replace old, worn, matted and damaged carpet in unit
2.12	Kitchen/Sink
	Secure loose faucet
2.3	Kitchen/Electrical Hazards
	Replace damaged and burned outlet
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock (Black security gate)
5.3	Secondary Rooms/Electrical Hazards
	Install ventilation in bathroom (secondary unit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Secure loose boards in rear deck
8.1	General Health and Safety/Access to Unit
	Install carbon monoxide detector in secondary unit
1.1	Living Room/Living Room Present
	CH-9-24-21 Pre call 30 min prior 510-685-2613
4.10	Other Rooms/Smoke Detectors
	Replace missing smoke detector - 1st floor
4.3	Other Rooms/Elecrtical Hazards
	Replace missing outlet cover
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - 1st and 2nd floor
3.12	Bathroom/Tub or Shower
	Repair inoperable tub stopper (2nd floor Hall)
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
4.3	Other Rooms/Elecrtical Hazards
	Replace cracked cover plate
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner - Left front
2.3	Kitchen/Electrical Hazards
	Outlet near open water source must be GFI
4.4	Other Rooms/Security
	Remove keyed knob from interior door
3.5	Bathroom/Window Condition
	Repair cracked window pane
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
8.1	General Health and Safety/Access to Unit
	Move all items blocking egress throughout unit
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-418-1430
3.3	Bathroom/Electrical Hazards
	Correct outlet with reversed polarity
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install handrail on stairs
1.1	Living Room/Living Room Present
	CH-9-21-21 Pre call 30 min prior 510-282-6540
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
1.1	Living Room/Living Room Present
	CH-10-8-21 pre call 30 min prior 510-375-0382
2.10	Kitchen/Stove or Range with Oven
	Replace missing range control knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly - (1/2 bath)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling (Garage)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged leaning fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on steps in back and side yard
1.1 Living Room/Living Room Present
CH-10-4-21 R/S from 10-4-21 to 10-19-21 tenant has doctor appt Pre call 30 min prior 510-409-3913
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-9-28-21 R/S from 10-1-21 to 10-22-21 owner will be out of town Pre call 30 min prior 916-402-8392
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI - repair
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 11:05am on 12/14/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-9-28-21 R.S from 10-8-21 to 10-4-21 owner states need to be on a Monday. Pre call 30 min prior 510-691-7190
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet; repair inoperable stopper (Master)
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-9-28-21 Pre call 30 min prior 510-691-7190
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
Install TPR discharge line
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door (all bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Unable to inspect
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on stairs along side of unit
1.1 Living Room/Living Room Present
CH-10-19-21 owner call in said no one show up or even call 1:33pm
CH-10-1-21 R/S from 10-8-21 to 10-19-21 owner off only on Tuesday or Wednesday Pre call 30 min prior 707-712-5873
4.5 Other Rooms/Window Condition
Repair rotted window sill; replace cracked window pane
1.1 Living Room/Living Room Present
CH-9-27-21 R/S from 10-11-21 to 10-19-21 owner wanted a morning slot. Pre call 1HR prior 707-628-7918
3.4 Bathroom/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Repair damaged window crank
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspouts and elbow on side of house
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security
2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.11 Kitchen/Refrigerator
Replace broken handle
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper
4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel
4.4 Other Rooms/Security
Repair closet doors off track
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
1.1 Living Room/Living Room Present
12/28/21 recd proof of S8
CH-12-20-21 spoke with owner said this unit is sect 8 will mail in proof
CH-11-9-21 Pre call 30 min 510-223-5726
NE at 11:25am on 2/4/22. Tenant not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window to open, close, and lock
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage and trees growing in yard
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets; replace missing outlet cover (behind frig)
2.12 Kitchen/Sink
Repair inoperable garbage disposal
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.
3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 12-10-21 to 12-20-21 need to replace the window Pre call 530-400-2249
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on backyard stairs
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:25pm on 11/22/21. Tenant not notified.
NE at 1:15pm on 12/20/21. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
1.1 Living Room/Living Room Present
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Unable to inspect
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)

1.3 Living Room/Electrical Hazards
Replace missing thermostat cover
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
3.13 Bathroom/Ventilation
Bath = No Ventilation In Area. Need Operable Window or Exhaust Vent.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet
1.4 Living Room/Security
Move items blocking egress through front door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.4 Living Room/Security
Repair door allowing air and light into unit
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-10-21R/S from 12-13-21 to 12-21-21 per Sonya at Richmond city.
2.8 Kitchen/Floor Condition
Repair damaged cracked floor tiles
1.1 Living Room/Living Room Present
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
MUST PRE-CALL 510-612-6935

NE at 12:50pm on 10/11/21. Gated community.
NE at 1:00pm on 11/15/21. Gated community.
NE at 10:40am on 12/21/21. Gated community.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior
857-253-8886
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
2.12 Kitchen/Sink
Repair / replace / remove leaking dishwasher
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
1.1 Living Room/Living Room Present
CH-1-25-22 spoke with owner said need to choose a diffrent unit this unit tenant is been served a eviction notice and will not let any one in . I pick unit # 7
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 11:40am on 11/16/21. Landlord not notified.
NE at 11:30am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners

2.12 Kitchen/Sink
Repair damaged porcelain - cut hazard
3.12 Bathroom/Tub or Shower
Re-glaze tub - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors
5.2 Secondary Rooms/Security
Repair inoperable deadbolt lock (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rotted wood in rear deck and back stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling floor at entrance
8.4 General Health and Safety/Garbage and Debris
New Fail: Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged kitchen floor tiles
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
1.5 Living Room/Window Condition
Replace cracked window pane
4.5 Other Rooms/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor

3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on window and sill
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-10-21 to 1-2-22 owner had a death in the family Pre call 1 HR prior 415-235-0368
CH-9-22-21 Pre call 1HR prior 415-235-0368
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture - 2nd floor hall
5.2 Secondary Rooms/Security
Install thumb turn dead bolt lock on exit door - garage
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel - Garage
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged and leaning sections of fence
1.1 Living Room/Living Room Present
CH-Pre call 1HR prior 415-686-6690
2.3 Kitchen/Electrical Hazards
Outlet near open water source must be GFI
2.4 Kitchen/Security
fail
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet
4.4 Other Rooms/Security
Remove keyed lock from interior door
7.4 Heating and Plumbing/Water Heater
Secure seismic straps
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.5 Other Rooms/Window Condition
Replace cracked window pane
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.12 Bathroom/Tub or Shower
Re-glaze tub surface
7.4 Heating and Plumbing/Water Heater
Repair multiple holes in water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
3.5 Bathroom/Window Condition
Investigate and remove black organic substance on window sill
3.6 Bathroom/Ceiling Condition
Make free of peeling paint
1.1 Living Room/Living Room Present
CH-11-4-21 Pre call 30 min prior 510-798-7957
NE at 12:50pm 10/8/21. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace damaged window lock
1.1 Living Room/Living Room Present
NE at 2:20pm on 9/27/21. Landlord unavailable.
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
1.4 Living Room/Security
Repair inoperable patio door lock
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover
4.5 Other Rooms/Window Condition
Repair hole in wall under window
1.1 Living Room/Living Room Present
NE at 12:00pm on 10/1/21. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.8 Bathroom/Floor Condition
Install missing threshold between flooring types
5.3 Secondary Rooms/Electrical Hazards
Repair inoperable outlet; replace missing outlet cover
6.3 Building Exterior/Condition of Roof and Gutters
Replace missing downspout and elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-11-9-21 Pre call 30 min prior 510-223-5726
2.10 Kitchen/Stove or Range with Oven
Repair damaged cabinet door
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
6.1 Building Exterior/Condition of Foundation
Replace missing and damaged foundation vent covers
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing light fixture globe - front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
2.10 Kitchen/Stove or Range with Oven
Replace missing range control knob
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
3.5 Bathroom/Window Condition
Remove black organic substance growing on window sill - 2nd floor
4.4 Other Rooms/Security
Remove keyed lock from interior door. (All bedrooms)
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover - 1st floor
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.12 Bathroom/Tub or Shower
Repair damaged shower control knob
4.3 Other Rooms/Elecrtical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-12-1-21 Pre call 30 min prior 415-515-3774
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Replace missing strike plate
1.1 Living Room/Living Room Present
CH-12-7-21 R/S from 12-13-21 to 1-4-22 owner will be out of town Pre call 30 min prior 669-285-9962
NE at 1:05 pm on 7/6/21. Gated community.
NE at 12:15 pm on 8/16/21. Gated community.
NE at 12:00 pm on 9/20/21. Gated community.
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing sections of fence
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged and rotted handrail on rear steps
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-8-22 Pre call 30 min prior 650-703-6127 or 510-778-5545
2/7/22 results not provided by inspector, as of 4/15.
NE at 1:00pm on 11/30/21. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
NE at 9:45am on 12/14/21. Tenant unavailable.
NE at 11:10am on 2/8/22. Owner occupied.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:20pm on 9/27/21. Tenant not notified of inspection.
NE at 10:50am on 11/15/21. Unable to locate address.
NE at 11:35am on 12/20/21. Tenant not notified.
NE at 2:00pm on 2/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:40pm on 9/27/21. Tenants not notified of inspection.
NE at 11:50am on 11/15/21. Tenants are unavailable.
NE at 11:15am on 12/20/21. Tenant not notified.
NE at 1:35pm on 2/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
1.4 Living Room/Security
Repair damaged screen door - cut hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
CH-11-12-21 R/S from 11-22-21 to 12-20-21 will be out of town. Pre call 30 min prior 510-334-2434
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-14-21 tenant will not let any on in Pre call 30 min prior 510-908-0825
CH-10-21-21 R/S from 10-22-21 to 11-19-21 tenant has covid and will not let any one in until she is better Pre call 510-908-0825
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
2.12 Kitchen/Sink
Repair leaking faucet
3.3 Bathroom/Electrical Hazards
Correct outlet with open-neutral
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-15-21 R/S from 11-29-21 to 12-14-21 owner has off that day Pre call 30 min prior 415-6-597-6209
5.2 Secondary Rooms/Security
Secure and cover damaged garage door leading to exit

4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (left of sink)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted boards in rear deck
1.1 Living Room/Living Room Present
CH-2-10-22 Pre call 30 min prior 510-851-4663
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:50pm on 12/21/21. Landlord unavailable.
NE at 1:10pm on 2/11/22. Tenant refused with documentation.
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Repair closet doors off track;
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet
1.1 Living Room/Living Room Present
CH-9-20-21 R/S from 9-20-21 to 10-4-21 owner call said tenant is sick and going to the hospital Pre call 30 min prior 480-519-3405
CH-6-21-21 R/S from 6-16-21 to 7-16-21 Pre call 30 min prior 480-519-3405
MZ 6/3 Per Jennifer Bycha will not be out that day. Called the pre-call number and left a vm with the new date and time of inspection. Changed from 6/11 to 6/16 9-12 sent notice
CH-5-19-21 R/S from 5-20-21 Pre 30 min Prior 480-519-3405 Owner is sick
NE at 2:15 pm on 04/29/21. Tenant not notified.
NE at 1:30pm on 7/19/21. Landlord unavailable per city reschedule.
NE at 1:00 pm on 8/16/21. Tenant not notified.
NE at 12:45pm on 12/13/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
1.3 Living Room/Electrical Hazards
Repair inoperable light fixture/fan
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood vent/light; remove foil from burners - fire hazard; repair inoperable oven; replace missing outlet cover under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Repair water damaged area

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; install handrail on side steps; repair inoperable exterior light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heat
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Landlord unavailable.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:20am on 12/21/21. Landlord unavailable.
NE at 9:30am on 2/11/22. Landlord still making repairs.
NE at 11:00am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:40am on 9/29/21. Tenants not notified.
NE at 10:20am on 11/16/21. Landlord not notified.
NE at 10:15am on 12/21/21. Landlord unavailable.
NE at 11:10am on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:15am on 9/29/21. Landlord unavailable.
NE at 10:00am on 11/16/21. Tenant refused due to COVID-19.
NE at 11:40am on 2/11/22. Tenant refused inspection.
1.1 Living Room/Living Room Present
NE at 11:40am on 10/1/21. Landlord unavailable.
NE at 12:20pm on 11/16/21. Landlord not notified.
NE at 12:30pm on 12/21/21. Landlord unavailable.
NE at 12:00pm on 2/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 9/29/21. Landlord unavailable.
NE at 10:40am on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Move items blocking egress through front door.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair damaged oven door
2.12 Kitchen/Sink
Cover all exposed holes under sink
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard; replace burned and damaged outlet.
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Repair damaged gutter; replace missing elbow for downspout (front of house)
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged leaning fence
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps
3.12 Bathroom/Tub or Shower
Repair leaking shower head
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
2.11 Kitchen/Refrigerator
Replace damaged gasket
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
CH-9-23-21 Pre call 30 min prior 925-788-9509
NE at 10:45am on 12/13/21. Landlord still making repairs.
3.4 Bathroom/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Replace cracked window pane (dinning room)
1.1 Living Room/Living Room Present
CH-9-22-21 R/S from 9-28-21 to 10-4-21 owner states tenant has doctor appt. Pre call 30 min prior 510-409-3913
1.8 Living Room/Floor Condition
Exposed track strip - cut hazard
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 1:20pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI outlet - 1st floor
1.1 Living Room/Living Room Present
NE at 3:15pm on 11/23/21. Tenant unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
3.4 Bathroom/Security
Remove keyed lock from interior door; replace damaged door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large hole in ceiling (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
NE at 2:45pm on 11/23/21. Tenant refused inspection.
8.1 General Health and Safety/Access to Unit
Unable to inspect (Rear unit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:55pm on 11/19/21. Tenants unavailable.

3.12 Bathroom/Tub or Shower
Replace all missing shower wall tiles
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI; correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover
1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
2.6 Kitchen/Ceiling Condition
Make free of peeling paint
3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Move items blocking egress
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120
2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.12 Bathroom/Tub or Shower
Repair leaking shower control knob - 1st floor
4.4 Other Rooms/Security
Repair busted door - 2nd floor
5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged ceiling in HVAC closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.8 Bathroom/Floor Condition
Replace missing threshold
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-1-24-22 R/S from 2-11-21 to 2-28-22 owner said tenant has covid Pre call 30 min prior 415-421-3642
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover; repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged drawers and cabinet doors
4.4 Other Rooms/Security
Repair closet doors off track
4.5 Other Rooms/Window Condition
Replace cracked window pane - CR
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-1-6-22 R/S from 2-4-22 to 2-28-22 owner will be out of town untiil 2/24 Pre call 30 min prior 925-917-0228 or 925-370-7790
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-1-27-22 R/S from 2-7-22 to 2-28-22 repairs not done
CH-11-8-21 R/S from 11-22-21 to 11-30-21 owner and tenant will be out of town. Pre call 30 min prior 510-757-1145
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-4-22 to 2-28 owner states tenant has covid
CH-11-15-21 Pre call 30 min pre call 510-478-3272
NE at 1:00pm on 9/29/21. Landlord unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2-28-22 owner states stove should be in by 2/28
CH-10-1-21 Pre call 30 min prior 510-604-2133
4.4 Other Rooms/Security
Remove keyed lock from interior door (Master)
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 Owner needs call with est time 510-640-3560
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-4-22 to 4-18-22 owner will be out of town. Pre call 1 HR prior 510-414-6973
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner said tenant out of town Pre call 30 min prior 650-714-7161
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22

1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22

1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner states tenant is having surgery on the 4th

1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time

1.1 Living Room/Living Room Present
CH-3-24-22 R/S from 3/28/22 to 4/11/22 owner will be out of town
3-23-22 Pre call 30 min prior 831-818-4080

1.1 Living Room/Living Room Present
3-24-22 R/S from 4-15-22 to 4-18-22 owner can not do the 15th Pre call 30 min prior 650-281-6938

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

1.1 Living Room/Living Room Present
CH-3-25-22 tenant statesrug has black trail every time its shampoo, kitchen floor coming up, oven pop every time turn on- call 510-395-0099

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 415-385-7210 gated area code 888

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 1 HR prior 415-533-7804

1.1 Living Room/Living Room Present
CH-3-28-22 Pre call 30 min prior 510-253-8890

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
2.12 Kitchen/Sink
Repair leak under sink
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.5 Other Rooms/Window Condition
Install window lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-5-22 to 4-18-22 owner said tenant is out of town Pre call 30 min prior 510-928-8261
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Replace missing strike plate
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI
2.5 Kitchen/Window Condition
Replace cracked window pane
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)
6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

5.4	Secondary Rooms/Other Potential Hazardous Features
	Repair inoperable range hood vent (rear unit)
4.5	Other Rooms/Window Condition
	Window must be openable and remain open without props; repair window installed backwards
4.4	Other Rooms/Security
	Remove keyed lock from interior doors; Repair closet door off hinges
3.8	Bathroom/Floor Condition
	Repair damaged and cracked floor tiles
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - Hall
5.2	Secondary Rooms/Security
	Unable to inspect rear unit
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable oven; repair damaged microwave
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
3.12	Bathroom/Tub or Shower
	Repair cracked shower drain cover - cut hazard
4.3	Other Rooms/Elecrtical Hazards
	Repair light fixture hanging by wires
3.4	Bathroom/Security
	Adjust door to shut and latch properly
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood filter; repair inoperable burners
5.2	Secondary Rooms/Security
	Adjust screen door to shut and latch properly (Laundry room)
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor. (Main unit & rear unit)
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair rotted wood in exterior window frame (rear unit)
1.8	Living Room/Floor Condition
	Repair torn carpet - trip hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (Behind stove)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
3.12	Bathroom/Tub or Shower
	Re-glaze tub area - cut hazard
4.4	Other Rooms/Security
	Remove keyed lock from interior door
1.1	Living Room/Living Room Present
	NE at 10:00am on 3/29/22. Landlord unavailable.
1.1	Living Room/Living Room Present
	NE at 9:45am on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 12:10pm on 3/29/22. Dogs in front yard.
1.1	Living Room/Living Room Present
	NE at 11:00am on 3/29/22. Gate locked.
1.1	Living Room/Living Room Present
	NE at 1:30pm on 3/29/22. Tenant not notified.
1.1	Living Room/Living Room Present
	NE at 1:35pm on 3/29/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
1.1 Living Room/Living Room Present
CH-3-30-22 Pre call 30 min prior 510-334-2508
1.1 Living Room/Living Room Present
3-30-22 R/S from 4-1-22 to 4-25-22 owner occupied
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
1.1 Living Room/Living Room Present
CH-4-1-22 gated area code *0298 Pre call 510-680-6023
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 408-828-3927
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-8-22 to 4-25-22 owner will be out of town Pre call 30 min prior 510-332-5506
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 20 min prior 510-543-4885
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-543-4885
4.3 Other Rooms/Elecrtical Hazards
Replace missing outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.4 Kitchen/Security
Replace missing door knob
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.5 Other Rooms/Window Condition
Replace broken window pane
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front steps

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 mn prior 415-299-0487
NE at 9:35am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:05pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-4-20 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-4-4-22 PM wants a pre call 30 min prior 925-872-1128
4.4 Other Rooms/Security
Remove keyed lock from interior door - fire hazard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.12 Bathroom/Tub or Shower
Re-caulk around tub; repair leaking faucet
3.7 Bathroom/Wall Condition
Repair damaged area near tub
3.8 Bathroom/Floor Condition
Repair soft spot in flooring
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
Repair damaged light fixture
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
4.4 Other Rooms/Security
Remove keyed lock from interior door
3.12 Bathroom/Tub or Shower
Repair leaking control knobs; repair defective shower to function properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Correct low water pressure
2.8 Kitchen/Floor Condition
Repair damaged tile
2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Correct low water pressure and defective shower
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
4.5 Other Rooms/Window Condition
Adjust window to lock properly
2.12 Kitchen/Sink
Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10 Kitchen/Stove or Range with Oven
Repair defective range
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
Arrived at 11:45am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.1 Living Room/Living Room Present
CH-12-21-21 R/S from 2-1-22 to 2-7-22 owner said has to be Mondays only
CH-12-2-21 R/S from 12-14-21 to 1-3-21 owner not ready
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector - rear unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 2nd floor
2.3 Kitchen/Electrical Hazards
Repair inoperable GFI outlet
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers (Garage)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable ventilation
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on garage stairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

2.10 Kitchen/Stove or Range with Oven
Replace rusted and damaged drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC air filter

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator

1.1 Living Room/Living Room Present
NE at 11:45am on 4/5/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:20pm on 4/5/22. Gated community.

1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.

1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
7.4 Heating and Plumbing/Water Heater
Unable to inspect
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.8 Kitchen/Floor Condition
Repair cracked and damaged floor tiles
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose base of toilet
1.1 Living Room/Living Room Present
CH-11-5-21 Pre call 30 min prior 510-232-4107
CH-9-21-21 R/S from 10-11-21 to 10-19-21 owner can not do Mondays Pre call 30 min prior 510-215-7775
NE at 12:00pm on 12/10/21. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
CH-11-8-21 R/S from 11-30-21 to 12-10-21 owner can not do Tuesdays or Wednesday 510-233-0690
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair clogged drain
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs
1.1 Living Room/Living Room Present
CH-9-21-21 Pre call 30 min prior 510-282-6540
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor
4.4 Other Rooms/Security
Replace missing door knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-5-22 to 5-13-22 owner will be out of town Pre call 30 min prior 510-435-8545
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
1.1 Living Room/Living Room Present
CH-4-7-22 R/S from 5-2-22 to 5-31-22 owner said tenant had surgery on both hands and needs time to recover
CH-3-21-22 R/S from 4-12-22 to 5-2-22 owner said tenant is having surgery. Pre call tenant 650-533-5883
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4/7/22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4-8-22 to 5-2-22 Owner said sold unit last year
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.4 Living Room/Security
Replace missing screen door handle
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
4.4 Other Rooms/Security
Repair / replace busted door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
4.8 Other Rooms/Floor Condition
Install missing threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:40am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/8/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/8/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 Pre call 1 HR prior 510-688-6411
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
1.1 Living Room/Living Room Present
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.
1.1 Living Room/Living Room Present
4/11-pre-call 510-393-3764 1 HOUR PRE-CALL, MUST BE FIRST IN 11-2 SLOT.
4/11 - NS at 11:10am. Owner disputes this. R/S to 6/6.
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.13 Bathroom/Ventilation
Replace missing ventilation cover (rear bathroom)
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
3.4 Bathroom/Security
Remove keyed lock from interior door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
6.4 Building Exterior/Condition of Exterior Surfaces
Secure and repair damaged section of fence

8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
3.13	Bathroom/Ventilation
	Repair inoperable ventilation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair leaking toilet
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install carbon monoxide detector - Hall
2.8	Kitchen/Floor Condition
	Secure loose threshold - trip hazard
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Repair damaged toilet to flush properly; replace damaged toilet seat
2.12	Kitchen/Sink
	Repair leak under sink
7.6	Heating and Plumbing/Plumbing
	Water is off - repair
8.1	General Health and Safety/Access to Unit
	Complete all unfinished repairs
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
4.5	Other Rooms/Window Condition
	Investigate and remove black organic substance (All rooms)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
2.3	Kitchen/Electrical Hazards
	Correct outlet/switch with open-neutral
2.12	Kitchen/Sink
	Repair inoperable control knob
4.5	Other Rooms/Window Condition
	Replace missing window lock
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
3.7	Bathroom/Wall Condition
	Investigate and remove black organic substance
3.12	Bathroom/Tub or Shower
	Replace missing cabinet drawer
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.4 Living Room/Security
Replace missing door knob (screen door)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
2.1 Kitchen/Kitchen Area Present
GA 3-22-22 R/S from 3-28-22 to 4-11-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
1.4 Living Room/Security
Install missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)
3.4 Bathroom/Security
Install strike plate
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
Cap off missing knockout breaker (control panel)
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord.
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-caulk around tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.1 Living Room/Living Room Present
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
NE at 9:35am on 4/12/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 10:40am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:45am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:30pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200
1.1 Living Room/Living Room Present
JC-4-19-22 Gate code #9349 - spoke to the owner and obtained the gate code. The owner asked if the inspection fees could be waived due to him not being aware the gate code information was required. Advised that info is listed on the annual and n/s notice so we cannot waive the fee.
CH-4-13-22 Pre call 30 min 510-857-4320
CH-2-2-22 R/S from 2-11-22 to 2-28-22 repairs not done
NE at 1:45pm on 12/13/21. Gated community.
NE at 12:00pm on 2/28/22. Gated community.
2.4 Kitchen/Security
Install thumb turn deadbolt lock on all exit doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on doors leading to exit (garage)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time
1.1 Living Room/Living Room Present
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready

3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
1.1 Living Room/Living Room Present
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
1.1 Living Room/Living Room Present
JC-4-15-22 Spoke to the owner who advised the repairs are still pending. The contractor is very busy. R/s from 4/19 to 5/17am
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair
2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter

6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
2.7 Kitchen/Wall Condition
Repair large cracks
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
1.4 Living Room/Security
Replace damaged thumb turn lock
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
NE at 2:10pm on 11/29/21. Tenant unavailable.
1.1 Living Room/Living Room Present
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
2.7 Kitchen/Wall Condition
investigate and remove black stubstance
2.11 Kitchen/Refrigerator
replace damaged gasket
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.8 Bathroom/Floor Condition
replace cracked tiles
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash
3.7 Bathroom/Wall Condition
Investigate and remove black substance
4.7 Other Rooms/Wall Condition
Repair wall hole.
1.1 Living Room/Living Room Present
CH-4-18-22 gate code # 5807 pre call 510-778-9797 (Landline)
NE at 12:20pm on 4/5/22. Gated community.
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.

4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.
2.12 Kitchen/Sink
Repair leak under sink
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
1.1 Living Room/Living Room Present
CH-R/S from 12-21-21 to 2-1-22 owner and will be out of town Pre call 650-219-7662
NE at 1:50pm on 11/23/21. Gated community.
NE at 12:40pm on 02/01/22. Gated community.
NE at 11:05am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.
1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair

2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)
3.12 Bathroom/Tub or Shower
Replace missing tub stopper
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.4 Bathroom/Security
Remove keyed lock from interior door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
Gate code: #1800 precall 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/20
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:10am 02/01/11. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet drawer
2.8 Kitchen/Floor Condition
Repair damaged floor tiles
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
NE at 10:20am 02/01/11. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-11-9-21 R/S from 11-29-21 to 12-14-21 owner said need more time Pre call 30 min prior 415-305-5742
NE at 11:00am on 2/8/22. Landlord still making repairs.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.4 Building Exterior/Condition of Exterior Surfaces
Install cover on exterior outlets
1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut excess foliage growing in yard
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
8.1 General Health and Safety/Access to Unit
Install unit signage
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-9-24-21 Pre call 30 min prior 510-685-2613
NE at 9:45am on 2/11/22. Unit is vacant.
NE at 10:45am on 4/19/22. Landlord unavailable.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Repair closet doors off track;

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged buckling flooring; repair damaged torn carpet

1.1 Living Room/Living Room Present
CH-9-23-21 R/S from 9-28-21 to 10-5-21 owner did not recved notice in time Pre call 30 min prior 510-478-9120
NE at 1:00pm on 10/5/21. No key available.
NE at 10:10am on 2/4/22. Tenant not notified.
NE at 9:50am on 4/19/22. Tenant unavailable.

1.4 Living Room/Security
Repair inoperable patio door lock

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet cover

4.5 Other Rooms/Window Condition
Repair hole in wall under window

1.1 Living Room/Living Room Present
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.

1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-1-19-22 R/S from 2-1-22 to 2-28-22 owner states repairs not done and tenant has covid Pre call 30 min prior 857-253-8886
NE at 11:00am on 2/28/22. Gated community.

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and repair roof leak; investigate and remove black organic substance growing on ceiling

1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
JC-4-22-22 Owner requested to r/s due to tenant emergency r/s to 5/10
CH-4-18-22 R/S from 4-19-22 to 4-25-22 needs to be on a Monday Pre call 30 min 510-827-5305
NE at 10:20am on 2/4/22. Tenant not notified.

2.12 Kitchen/Sink
Repair leak under sink

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracked window pane - sharp edge (garage)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)
5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior 510-813-5922
2/7/22 results not provided by inspector, as of 4/15.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range filter; replace range hood filter cover
2.12 Kitchen/Sink
Replace missing tiles in backsplash
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit; secure pilot cover
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
4.4 Other Rooms/Security
Repair closet door off track
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
1.1 Living Room/Living Room Present
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
1.1 Living Room/Living Room Present
CH-4-1-22 R/S from 4-5-22 to 4-25-22 tenant is out of town per owner Pre call 30 min prior 504-717-6735
NE at 11:35am on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145
NE at 11:45am on 4/5/22. Landlord unavailable.
NE at 1:30pm on 4/19/22. Gated community.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner and r/s from 5/2 to 5/31- unit is not tenant occupied and the owner will be out of town.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.

1.1 Living Room/Living Room Present
JC-4-27-22 Spoke to the owner who called and advised he was unaware of the 4/8 inspection date, but advised he will be there 5/6.
NE at 9:40am on 4/8/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-27-22 Pre call 30 min prior 510-851-4663
CH-12-15-21 Pre call 30 min prior 510-525-4490
CH-9-16-21 Pre call 30 min prior 510-525-4490
NE at 1:30pm on 10/1/21. Tenant not notified.
NE at 12:05pm on 11/16/21. Landlord not notified.
NE at 12:45pm on 12/21/21. Tenant exposed to COVID-19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair inoperable flush mechanism

3.12 Bathroom/Tub or Shower
Repair leaking shower head

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; install seismic straps

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH4-29-22 Pre call 30 min prior 510-701-2862
CH-4-1-22 Pre call 20 min prior 510-543-4885

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor - 1st and 2nd floor

4.4 Other Rooms/Security
Remove keyed locks from all interior bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st and 2nd floor

1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.

2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners

2.12 Kitchen/Sink
Seal all gaps around dishwasher

2.5 Kitchen/Window Condition
Replace cracked window pane; investigate and remove black organic substance

4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall

8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit

1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress

1.1 Living Room/Living Room Present
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

1.5 Living Room/Window Condition
Remove personal items blocking window egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane

1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair exit door to provide weathertight seal and keeping rain from leaking into unit (Laundry room)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch

1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor

3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI- replace

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

2.11 Kitchen/Refrigerator
Replace damaged gasket

2.12 Kitchen/Sink
Repair leak under sink
4.5 Other Rooms/Window Condition
Install window lock
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 3:00pm on 11/23/21. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood
1.1 Living Room/Living Room Present
NE at 10:50am on 12/14/21. Tenant refused inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
1.1 Living Room/Living Room Present
CH Pre call 30 min prior 510-478-9120
CH-11-9-21Pre call in am with est time 530-526-8371
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance (closet)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance in window and sill (All bedrooms)
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 12:45pm on 11/22/21. Gated community.
NE at 1:30pm on 12/20/21. Gated community.
2.12 Kitchen/Sink
Replace damaged faucet control knob
1.1 Living Room/Living Room Present
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs
3.12 Bathroom/Tub or Shower
Repair damaged shower wall
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
3.12 Bathroom/Tub or Shower
Repair leaking shower head
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.
1.5 Living Room/Window Condition
Replace cracked window pane
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace
4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)
4.5 Other Rooms/Window Condition
Replace cracked window pane
6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
CH-2-10-22 R/S from 2-11-22 to 2-28-22 tenant unavailable advise owner this is the last time Pre call 30 min prior 415-812-2337
NE at 11:30am on 9/29/21. Tenants unavailable.
NE at 10:30pm on 11/16/21. Tenant unavailable.
NE at 10:00am on 12/21/21. Landlord unavailable.
NE at 11:55am on 5/3/22. Landlord unavailable.
3.8 Bathroom/Floor Condition
Replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
1-25-22 R/S from 1-27-22 to 2-11-22
NE at 12:20pm on 5/3/22. Tenant unavailable.
2.11 Kitchen/Refrigerator
Replace damaged gasket
4.7 Other Rooms/Wall Condition
Investigate and repair black organic substance on walls
4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose handrail
1.1 Living Room/Living Room Present
NE at 12:30pm on 10/1/21. Landlord unavailable.
NE at 12:10pm on 11/16/21. Landlord not notified.
NE at 12:25pm on 5/3/22. Landlord unavailable.
1.4 Living Room/Security
Repair door allowing air and light into unit
4.3 Other Rooms/Elecrtical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed lock from interior door (All)

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-4-21-22 owner said house sold will send in closing statement when it done
CH-4-18-22 Pre call 30 min prior 510-332-3931
Arrived at 9:50am on 4/4/22. Tenant refused inspection
NE at 1:15pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor

5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair and replace damaged rear exterior siding

1.1 Living Room/Living Room Present
CH-11-22-21 Pre call owner 30 min prior 510-223-3058
NE at 12:15pm on 11/23/21. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard

1.1 Living Room/Living Room Present
CH-11-11-21 R/S from 11-23-21 to 11-30-21 spoke with owner can not be there Pre call 30 min prior 408-888-4422 gated area
NE at 11:00am on 11/30/21. Tenant not notified.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
Remove black discoloration and repair peeling paint

8.10 General Health and Safety/Site and Neighborhood Conditions
Unit = Missing Apt. Number.

1.1 Living Room/Living Room Present
CH-2-25-22 R/S from 2-28-22 to 3-21-22 owner said not ready
CH-1-20-22 R/S from 2-4-22 to 2-28-22 tenant has covid and owner unable to get repairs done
CH-12-16-21 Pre call 30 min prior 510-478-9120

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; refrigerator not keeping temperature

5.2 Secondary Rooms/Security
Repair damaged door frame; Install thumb turn deadbolt lock on exit door (Laundry room)

1.1 Living Room/Living Room Present
CH-2-2-22 R/S from 2-11-22 to 2/28/22 owner said repairs not done
NE at 1:00pm on 11/23/21. Tenant not notified.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 12:05pm on 4/11/22. Informed inspection cancelled per landlord. (per emails, owner was aware inspection was scheduled - switched from a different unit)

5/4/22 owner claims to need 60 days to ready unit for inspection. rescheduled from 5/6 to 6/17. NO FURTHER RESCHEDULES!

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927

2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable

4.4 Other Rooms/Security
Remove keyed locks from interior doors

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

4.4 Other Rooms/Security
Remove keyed lock from interior doors

2.12 Kitchen/Sink
Repair leak under sink

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (Behind stove)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; repair inoperable burners
3.4 Bathroom/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Adjust screen door to shut and latch properly (Laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install carbon monoxide detector (rear unit); Replace missing range hood filter cover (rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair rotted wood in exterior window frame (rear unit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor. (Main unit & rear unit)
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven; repair damaged microwave
3.12 Bathroom/Tub or Shower
Repair cracked shower drain cover - cut hazard
4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
4.4 Other Rooms/Security
Remove keyed lock from interior door
1.1 Living Room/Living Room Present
CH-4-18-22 R/S from 4-19-22 to 5-6-22 owner is not avail Pre call 30 min rpior 510-851-9800 gate code 4519
CH-2-11-22 owner call in after inspector went to unit. Pre call 510-851-9800
NE at 1:55pm on 12/13/21. Gated community.
NE at 9:50am on 2/11/22. Gated community.
4.3 Other Rooms/Elecrtical Hazards
Repair outlet with open-neutral
1.1 Living Room/Living Room Present
CH-5/9/22 R/S from 5-24-22 to 5-17-22 owner will be out of town rec call 30 min prior 707-227-9825
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
8.1 General Health and Safety/Access to Unit
Install unit signage

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace missing HVAC filter
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable ventilation (Laundry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door (All bedrooms)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Replace HVAC filter
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
2.12 Kitchen/Sink
Repair garbage disposal backing up into dishwasher
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
2/14/22 site refused entry, sts no notices. Confirmed mail return on notices, reschedule on final time.
12/17/21 site refused entry, claimed to have not gotten notices mailed five weeks prior
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.12 Kitchen/Sink
Repair leaking dishwasher
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture/ fan (Hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace damaged faucet control knob (Master)

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Shower)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Unable to inspect

5.2 Secondary Rooms/Security
Repair closet door off track - Laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Cover exposed wires; replace missing doorbell (Entry)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Repair inoperable ventilation (laundry room)

1.8 Living Room/Floor Condition
Cover exposed wires; repair damaged carpet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture

3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace HVAC filter

1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.12 Bathroom/Tub or Shower
Repair clogged tub

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets around sink

4.8 Other Rooms/Floor Condition
Repair damaged carpet with exposed track strip

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.4 Other Rooms/Security
Remove keyed lock from interior door
2.12 Kitchen/Sink
Repair inoperable garbage disposal
7.4 Heating and Plumbing/Water Heater
Move tenant items in water heater closet - hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.8 Living Room/Floor Condition
Replace damaged and flooded carpet throughout unit (All rooms)
2.3 Kitchen/Electrical Hazards
GFI
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner
2.4 Kitchen/Security
Replace missing door knob
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Replace broken window pane
4.4 Other Rooms/Security
Remove keyed lock from interior door
5.2 Secondary Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock (laundry room)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from front yard
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4	Other Rooms/Security
	Remove keyed lock from interior door
3.3	Bathroom/Electrical Hazards
	Outlet near open-water source must be GFI
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Install handrail for front steps
1.6	Living Room/Ceiling Condition
	Make free of peeling paint
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable burner
4.4	Other Rooms/Security
	Remove keyed lock from interior door - fire hazard
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
3.12	Bathroom/Tub or Shower
	Re-caulk around tub; repair leaking faucet
3.7	Bathroom/Wall Condition
	Repair damaged area near tub
3.8	Bathroom/Floor Condition
	Repair soft spot in flooring
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector - 2nd floor
2.12	Kitchen/Sink
	Correct low water pressure
2.8	Kitchen/Floor Condition
	Repair damaged tile
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	Repair leaking control knobs; repair defective shower to function properly
4.4	Other Rooms/Security
	Remove keyed lock from interior door
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range hood
3.12	Bathroom/Tub or Shower
	Correct low water pressure and defective shower
2.12	Kitchen/Sink
	Repair leaking faucet; replace missing control knobs; investigate and remove black organic substance under sink
4.5	Other Rooms/Window Condition
	Adjust window to lock properly
5.2	Secondary Rooms/Security
	Install thumb turn deadbolt lock on doors leading to exit (Laundry room)
2.10	Kitchen/Stove or Range with Oven
	Repair defective range
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
1.1	Living Room/Living Room Present
	CH-4-1-22 gated area code *0298 Pre call 510-680-6023
2.12	Kitchen/Sink
	Repair inoperable garbage disposal
4.4	Other Rooms/Security
	Replace double cylinder deadbolt lock with thumb turn lock
1.1	Living Room/Living Room Present
	CH-4-26-22 Pre call 30 min prior Peter 510-508-1124 or Saskia 510-387-5145 or owner 408-722-0113
	NE at 11:45am on 4/5/22. Landlord unavailable.
	NE at 1:30pm on 4/19/22. Gated community.
1.1	Living Room/Living Room Present
	CH-5-11-22 Pre call 30 min prior 510-388-2859
	NE at 1:00pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
5-12-22 Pre call 30 min prior 510-367-8048

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

2.8 Kitchen/Floor Condition
Replace damaged and cracked floor tiles

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:05pm on 4/5/22. Child home under 18.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 Pre call 30 min prior 510-326-4768
NE at 2:00pm on 4/5/22. Landlord unavailable.
NE at 1:15pm on 4/19/22. Tenant not notified.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner has new tenant moving in on the 20th Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 415-730-6289
4-4-22 Pre call 30 min prior 415-730-6289
NE at 12:10pm on 04/01/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289

1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.1 Living Room/Living Room Present
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
JC-5-17-22 spoke to the owner who called an advised 5/31 does not work for her or the tenant. rescheduled to 6/13am

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-20-22

1.1 Living Room/Living Room Present
GA-5-17-22 R/S from 6-6-22 to 6-17-22
1.1 Living Room/Living Room Present
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet seat
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
NE at 1:40pm on 11/29/21. Tenant not notified.
NE at 10:00am on 4/19/22. Tenant unavailable.
NE at 11:00am on 5/17/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.

1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 5-17-22 owner has jury duty Pre call 30 min prior 510-219-2956
NE at 1:15pm on 3/28/22. Landlord unavailable.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged - repair

1.1 Living Room/Living Room Present
CH-4-19-22 R/S from 5/10/22 to 5/17/22 owner said stove not in yet should be 5/13
CH-4-5-22 Owner call in gave authorization to R/S with tenant
Pre call 30 min prior 650-218-8003

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite; repair damaged oven door

2.5 Kitchen/Window Condition
Investigate and remove black organic substance from sill (All rooms)

4.5 Other Rooms/Window Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-17-22 Owner is out of town until 5-13-22 Pre call 30 min prior 510-260-6081

4.4 Other Rooms/Security
Remove keyed locks from interior doors

5.3 Secondary Rooms/Electrical Hazards
Replace missing switch plate cover (Garage)

5.4 Secondary Rooms/Other Potential Hazardous Features
Seal all holes and cracks allowing air, light and water into basement area

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor

1.1 Living Room/Living Room Present
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am

1.1 Living Room/Living Room Present
CH-R/S from 5-24-22 to 5-31-22 owner will be out of town Pre call 30 min prior 650-888-5795

1.1 Living Room/Living Room Present
CH- unit was sold
CH-11-9-21Pre call in am with est time 530-526-8371
NE at 11:20am on 11/22/21. Tenant exposed to COVID-19.
NE at 12:30pm 02/01/11. Landlord unavailable.
NE at 12:00pm on 5/2/22. Property has new landlord.

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726

3.12 Bathroom/Tub or Shower
Replace damaged shower diverter

3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity

4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

2.11 Kitchen/Refrigerator
replace damaged gasket

2.7 Kitchen/Wall Condition
investigate and remove black stubstance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk around backsplash

3.8 Bathroom/Floor Condition
replace cracked tiles

4.7 Other Rooms/Wall Condition
Repair wall hole.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Repair light fixture hanging by wires

6.1 Building Exterior/Condition of Foundation
Repair damaged gable vent covers

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris in backyard

1.1 Living Room/Living Room Present
1-13-22 R/S from 1-17-22 to 2-15-22 pre call 30 min prior 510-604-0598
NE at 12:30pm 10/8/21. Tenant not notified.
NE at 1:30pm on 2/15/22. Landlord unavailable.
NE at 12:15pm on 4/18/22. Landlord unavailable.

1.4 Living Room/Security
Remove double cylinder deadbolt lock (entry screen door)

2.12 Kitchen/Sink
Repair inoperable garbage disposal

2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture

2.8 Kitchen/Floor Condition
Repair cracked tile - sharp edge

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Correct low water pressure (Hall)

3.12 Bathroom/Tub or Shower
Replace missing tub stopper

3.13 Bathroom/Ventilation
Repair inoperable ventilation

3.4 Bathroom/Security
Remove keyed lock from interior door

4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)

4.8 Other Rooms/Floor Condition
Replace missing threshold between flooring types
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord unavailable at time of inspection.
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-11-17-21 R/S from 11-19-21 to 12-20-21 owner will be out of town Pre call 30 min prior 510-244-4656
NE at 11:45am on 12/20/21. Tenant unavailable.
NE at 1:00pm on 2/8/22. Tenant unavailable.
NE at 1:00pm on 4/18/22. Landlord unavailable.
NE at 1:15pm on 5/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 12:20pm on 11/29/21. Tenant unavailable.
2/7/22 no show (T not notified by O)
NE at 11:45am on 4/18/22. Tenant not notified.
NE at 1:00pm on 5/20/22. Landlord unavailable.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair windows to provide weathertight seal
1.1 Living Room/Living Room Present
CH-3-22-22 Pre call 30 min prior 510-847-1269
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Replace missing ventilation cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors
6.1 Building Exterior/Condition of Foundation
Secure foundation vent cover
8.7 General Health and Safety/Other Interior Hazards
Repair inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.3 Bathroom/Electrical Hazards
Outlet near open water source must be GFI
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (secondary room)
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 5-10-22 to 5-20-22 owner said tenant is out of town
CH-4-1-22 Pre call 30 min prior 408-828-3927
2.10 Kitchen/Stove or Range with Oven
Replace inoperable microwave
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Secure loose toilet to floor (Rear unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
1 Hour pre-call 510-872-5080 (owner has 2 units being inspected on 4/8)
1.4 Living Room/Security
Replace missing screen door handle
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged countertop
4.5 Other Rooms/Window Condition
Move items blocking egress
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet - 1st floor
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (Side of toilet) - 2nd floor
2.5 Kitchen/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Investigate and remove black organic substance on cabinets and drawers (Rear bathroom)
4.4 Other Rooms/Security
Repair / replace busted door
4.5 Other Rooms/Window Condition
Move items blocking access to window and egress throughout room
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged sections of fence
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace HVAC filter
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.4 Bathroom/Security
Remove keyed lock from interior door

3.6	Bathroom/Ceiling Condition
	Investigate and remove black organic substance
4.8	Other Rooms/Floor Condition
	Install missing threshold between flooring types (All bedrooms)
7.2	Heating and Plumbing/Safety of Heating Equipment
	Replace HVAC filter
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
1.1	Living Room/Living Room Present
	NE at 12:40pm on 5/23/22. Tenant refused inspection.
2.12	Kitchen/Sink
	Seal all holes under sink
2.3	Kitchen/Electrical Hazards
	Replace missing outlet cover (under sink)
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.4	Other Rooms/Security
	Remove keyed locks from interior doors
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burners
5.2	Secondary Rooms/Security
	Install deadbolt lock on exit door (laundry room)
1.1	Living Room/Living Room Present
	CH-4-4-20 Pre call 30 min prior 510-541-3358
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
4.5	Other Rooms/Window Condition
	Replace missing window lock
3.8	Bathroom/Floor Condition
	Repair damaged floor tiles; replace missing threshold
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.7	Other Rooms/Wall Condition
	Investigate and remove black organic substance
4.6	Other Rooms/Celing Condition
	Investigate and remove black organic substance
5.3	Secondary Rooms/Electrical Hazards
	Cap off missing knockout breaker in control panel (garage)
2.10	Kitchen/Stove or Range with Oven
	Repair inoperable range burner
1.4	Living Room/Security
	Install missing door knob
2.1	Kitchen/Kitchen Area Present
	GA 3-22-22 R/S from 3-28-22 to 4-11-22
2.10	Kitchen/Stove or Range with Oven
	Remove foil - fire hazard
2.3	Kitchen/Electrical Hazards
	Cap off missing knockout breaker (control panel)
3.4	Bathroom/Security
	Install strike plate
4.4	Other Rooms/Security
	Remove keyed locks from interior doors (All bedrooms)
4.5	Other Rooms/Window Condition
	Install quick release or remove window bars - egress
4.8	Other Rooms/Floor Condition
	Install threshold between flooring types (All bedrooms)
8.4	General Health and Safety/Garbage and Debris
	Remove garbage and debris from backyard
1.1	Living Room/Living Room Present
	CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
	NE at 1:45pm on 5/23/22. Landlord unavailable.
6.4	Building Exterior/Condition of Exterior Surfaces
	Secure and repair damaged section of fence
8.6	General Health and Safety/Interior Stairs and Common Halls
	Repair damaged threshold on multiple stairs

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain
3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
4.4 Other Rooms/Security
unable to inspect
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
2.12 Kitchen/Sink
Repair inoperable control knob
2.3 Kitchen/Electrical Hazards
Correct outlet/switch with open-neutral
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All rooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
NE at 9:45am on 3/29/22. Tenant not notified.

2.12 Kitchen/Sink
sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet door (Master)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat vents not blowing to all bedrooms - repair
1.1 Living Room/Living Room Present
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states repairs not done
1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-20-22 owner will be out of town Pre call 30 min prior 510-432-3039
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-7-22 to 6-24-22 owner works can not get off. Pre call 30 min prior 510-414-6973
1.1 Living Room/Living Room Present
CH-R/S from 6-3-22 to 6-27-22 owner wife has a bad case of covid Pre call 30 min prior 510-290-2463
CH-6-1-22 R/S from 6-3-22 to 6-13-22 owner said tenant is sick Pre call 510-290-2463
CH-3-21-22 R/S from 4-5-21 to 6-3-21 owner wife in hospital and he is there all the time, she needs heart surgery. Pre call 30 min prior 510-290-2463
1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
JC-6-2-22 Spoke to the owner who called and requested to r/s because the tenant is not available 6/28 - r/s to 7/15am
JC-4-26-22 Spoke to the owner who called and advised the tenant tested positive for covid yesterday r/s from 5/2 to 5/24
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner will be out of town Pre call 30 min prior 510-367-1911
4.4 Other Rooms/Security
unable to inspect
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-223-5726
CH-5-20-22 R/S from 6/20/22 to 6/17/22 owner will be out of town Pre call 30 min prior 510-223-5726
JC-4-19-22 Pre-call 510-730-5333 30 min prior
CH-11-9-21 Pre call 30 min prior 510-223-5726
3.12 Bathroom/Tub or Shower
Replace damaged shower diverter
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.5 Other Rooms/Window Condition
Repair inoperable window quick release

1.1 Living Room/Living Room Present
NE at 2:30pm on 5/3/22. Landlord unavailable.

6/3/22 Owner reports property sold in May2022
1.1 Living Room/Living Room Present
CH-6-3-22 Pre call 30 min prior 510-965-8618
NE at 1:20pm on 04/01/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Repair closet door off track
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover (Garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
1.1 Living Room/Living Room Present
CH-6-6-22 R/S from 6-7-22 to 6-24-22 owner has covid. Pre call 30 min prior 510-225-8705
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-837-8716
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
1.1 Living Room/Living Room Present
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 tenant will not be there Pre call 30 min prior 510-233-3357
4.5 Other Rooms/Window Condition
Investigate and repair quick release for window bars
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4-1-22 to 4-18-22 owner has 2 unit want on same date and time Pre call 30 min prior 510-233-3357
8.1 General Health and Safety/Access to Unit
Power off - repair
1.1 Living Room/Living Room Present
CH-1-28-22 R/S from 2-1-22 to 2-28-22 owner states tenant will be out of town Pre call 949-922-9154
NE at 11:00am on 11/29/21. Tenant unavailable.
NE at 10:30am on 2/28/22. Gated community.
2.3 Kitchen/Electrical Hazards
Repair inoperable light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs - repair (Master
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
2.10 Kitchen/Stove or Range with Oven
Repair multiple inoperable burners
2.12 Kitchen/Sink
Seal all gaps around dishwasher
4.5 Other Rooms/Window Condition
Repair cracked window to provide weathertight seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace damaged thermostat cover; repair defective heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
8.7 General Health and Safety/Other Interior Hazards
Secure and seal attic cover allowing large amounts of asbestos into unit
1.1 Living Room/Living Room Present
30 min pre-call 510-910-6200

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
8.4 General Health and Safety/Garbage and Debris
Remove debris from yard
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
2.10 Kitchen/Stove or Range with Oven
Repair inoperable burner; repair inoperable range hood filter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003 NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
GA-3-22-22 R/S from 4-8-22 to 4-18-22
6.4 Building Exterior/Condition of Exterior Surfaces
Repair and secure damaged section of fence
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 4-8-22 to 4-18-22 owner wants bot unit on same date. Pre call 30 min prior 650-714-7161
3.6 Bathroom/Ceiling Condition
Investigate and repair black organic substance
5.3 Secondary Rooms/Electrical Hazards
Replace damaged outlet cover (garage)
1.1 Living Room/Living Room Present
CH-3-23-22 R/S from 4-4-22 to 4-18-22 owner r/s wants both units on the same date and time
7.4 Heating and Plumbing/Water Heater
Repair leaking water heater
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector -Hall
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
1.4 Living Room/Security
Replace missing thumb turn deadbolt lock
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Replace missing strike plate (multiple rooms)
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Roof Leaking at Upstairs Bedroom - repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-31-22 to 6-3-22 owner will be out of town Pre call 30 min prior 510-827-9773
CH-4-13-22 R/S from 4-15-22 to 5-6-22 owner said not ready
3-21-22 R/S from 3-28-22 to 4-15-22 owner with be out of town Pre call 510-827-9773
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

8.1 General Health and Safety/Access to Unit
Install unit signage
1.1 Living Room/Living Room Present
CH- R/S form 5-3-22 to 6-3-22 owner said repairs not done
CH-2-25-22 R/S from 2-28-22 to 3-28-22 owner said repair not done
CH-1-27-22 R/S from 2-4-22 to 2-28-22 repairs not done pre call 510-913-6254
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress
1.1 Living Room/Living Room Present
CH-4-5-22 R/S from 4/15 to 4/25 owner will be out of town Pre call 30 min prior 510-508-9510
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
1.1 Living Room/Living Room Present
CH-4-4-22 Pre call owner 30 min prior 510-237-0869
NE at 1:00pm on 04/01/22. Landlord unavailable.
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity
3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-20-22 to 6-6-22 owner wants both unit on the same date and time Pre call 30 min prior 415-730-6289
CH-4-11-22 R/S from 5/10/22 to 5/20/22 owner out of town Pre call 30 min prior 417-730-6289
1.3 Living Room/Electrical Hazards
Repair inoperable outlet (Top socket)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
4.7 Other Rooms/Wall Condition
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
1.1 Living Room/Living Room Present
JC-6-8-22 PRE-CALL 510-205-8103 - Gate Code 2246
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-21-22 to 6-27-22 owner states tenant is out of town Pre call 30 min prior 510-717-6262
1.1 Living Room/Living Room Present
CH-6-9-22 R/S from 6-13-22 to 7-15-22 owner said making repairs in unit is vacant Pre call 30 min prior 510-684-5491
CH-3-29-22 R/S from4-1-22 to 5-13-22 owner is not ready because of her health. Pre call 30 min prior 510-684-5491
NE at 9:45am on 5/20/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard

3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
4.8 Other Rooms/Floor Condition
Replace missing threshold
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Adjust door to shut and latch properly
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
2.12 Kitchen/Sink
Repair leak under sink
3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge
5.2 Secondary Rooms/Security
Unable to access rear unit
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.13 Bathroom/Ventilation
Repair inoperable ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.1 Bathroom/Bathroom Present
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/10/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.

1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery

1.5 Living Room/Window Condition
Remove personal items blocking window egress

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.

3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.

1.1 Living Room/Living Room Present
Arrived at 11:50am on 4/4/22. Tenant not notified.
NE at 1:00pm on 4/19/22. Tenant unavailable.
NE at 1:00pm on 5/17/22. Unit is currently vacant.
NE at 1:15pm on 6/13/22. Unit is vacant.

1.1 Living Room/Living Room Present
NE at 12:40pm on 5/23/22. Tenant refused inspection.

2.12 Kitchen/Sink
Seal all holes under sink

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover (under sink)

1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs

2.3 Kitchen/Electrical Hazards
light fixture not working

3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting

5.2 Secondary Rooms/Security
Garage - repair hole in door

4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent

2.4 Kitchen/Security
Repair large air gaps around door

2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove

4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
Upstairs - peeling paint on wall and window sill
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.8 Bathroom/Floor Condition
Upstairs - repair deteriorating floor
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.4 Other Rooms/Security
2nd floor rear - door off hinges
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
2.12 Kitchen/Sink
Disposal not functioning.
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/29/22. Tenant not notified.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 12:20pm on 3/28/22. Landlord unavailable.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive foliage
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.

2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets

3.12 Bathroom/Tub or Shower
Re-caulk around tub area

3.13 Bathroom/Ventilation
Secure bathroom ventilation cover

1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.

3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet

1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 11:00am on 6/7/22. Tenant unavailable.

1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard

4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

4.4 Other Rooms/Security
Repair damaged door frames (All rooms)

2.10 Kitchen/Stove or Range with Oven
Replace missing range knob

2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)

4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)

3.4 Bathroom/Security
Replace missing door knob (Master)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

7.4 Heating and Plumbing/Water Heater
Unable to inspect

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris

2.4 Kitchen/Security
Repair damaged screen door - cut hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)

5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.4 Bathroom/Security
Remove keyed lock from door
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
2.11 Kitchen/Refrigerator
Replace damaged frig handle
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
6/14/22 LL provided proof unit is S8
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.4 Other Rooms/Security
Remove keyed locks from interior doors. (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Repair uneven pavement in driveway - trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector; repair damaged baseboard
1.1 Living Room/Living Room Present
CH-3-29-22 R/S from 4-12-22 to 6-17-22 owner is out of town and will not be back until 6/15

6/14/22 property being sold
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!

1.1 Living Room/Living Room Present
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!

1.1 Living Room/Living Room Present
Do not arrive before 2pm. Pre call 30 min prior 510-681-5277 or 510-223-7848

CH-6-16-22 Owner call said inspector did not show up Pre call 30 min prior 510-681-5277 or 510-223-7848
NE at 1:15pm on 6/10/22. Tenant unavailable.

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

1.1 Living Room/Living Room Present
pre-call 510-230-8661

3.7 Bathroom/Wall Condition
Repair damaged soap dish - sharp edge

5.2 Secondary Rooms/Security
Unable to access rear unit

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426

1.1 Living Room/Living Room Present
CH-6-17-22 Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
JC-6-17-22 Spoke to the previous owner who called and advised they no longer own the unit. Advised them to email a copy of the closing statement. Owner advised they dont want to do that.

1.1 Living Room/Living Room Present
CH-6-20-22 Pre call 30 min prior 707-716-8571
NE at 2:00pm on 5/24/22. Address invalid.
NE at 11:40am on 6/13/22. Unable to locate address.

1.1 Living Room/Living Room Present
precall 510-914-3740
CH-6-6-22 Pre call 30 min prior 510-914-3740
NE at 10:05am on 6/7/22. Landlord unavailable.

1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
NE at 11:50am on 5/2/22. Tenant unavailable.
NE at 1:15pm on 6/17/22. Landlord unavailable.

1.4 Living Room/Security
Adjust entry door to open, close, and latch without difficulty; Investigate and repair strike plate to provide proper security

2.1 Kitchen/Kitchen Area Present
Repair leaking window; repair window to provide weathertight seal; repair water damaged window sill and frame

2.11 Kitchen/Refrigerator
Replace broken handle

2.12 Kitchen/Sink
Repair inoperable garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink

3.12 Bathroom/Tub or Shower
Repair inoperable tub stopper

4.3 Other Rooms/Elecrtical Hazards
Cap off missing knockout breakers in control panel

4.4 Other Rooms/Security
Repair closet doors off track

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair inoperable light fixture - Hall

1.1 Living Room/Living Room Present
NE at 9:50am on 4/12/22. Landlord unavailable.
NE at 1:15pm on 5/2/22. Landlord unavailable.
NE at 1:25pm on 6/17/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 10:55am on 5/2/22. Landlord unavailable.

3.4 Bathroom/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breakers in control panel (Garage)

1.1 Living Room/Living Room Present
NE at 11:05am on 5/2/22. Landlord unavailable.

2.4 Kitchen/Security
Replace double cylinder deadbolt lock with thumb turn lock on door leading to exit

3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-5-22 tenant has covid Pre call 30 min prior 510-531-6164
NE at 11:25am on 5/2/22. Tenant unavailable.
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture (Master)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor hall
1.1 Living Room/Living Room Present
CH-11-10-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-932-3727 or 510-233-5935 or 510-253-3962
NE at 11:15am on 12/10/21. Landlord makings repairs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet to floor
1.1 Living Room/Living Room Present
CH-5-3-22 Pre call 30 min prior 415-871-4657
NE at 1:00pm on 5/2/22. Landlord unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet flush mechanism - 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor
1.1 Living Room/Living Room Present
pre-call 510-334-3561
NE at 10:40am on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance on sill
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 9:20am on 4/8/22. Tenant not notified.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed lock from interior door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)
3.8 Bathroom/Floor Condition
Install threshold between flooring types
4.8 Other Rooms/Floor Condition
Install threshold between flooring types
4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989

4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
3.5 Bathroom/Window Condition
Repair inoperable window crank
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.7 Bathroom/Wall Condition
Make free of peeling paint
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
NE at 1:00pm on 4/11/22. Landlord unavailable.
NE at 1:45pm on 5/3/22. Landlord unavailable.
NE at 10:15am on 6/20/22. Landlord unavailable.
1.1 Living Room/Living Room Present
NE at 10:15am on 11/29/21. Tenant unavailable.
NE at 10:20am on 5/3/22. Tenant has moved.
NE at 9:40am on 6/20/22. Unit is Vacant.
2.6 Kitchen/Ceiling Condition
Investigate and repair leak; repair water damaged area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose sink faucet - 1st floor
3.12 Bathroom/Tub or Shower
Re-glaze tub area - cut hazard
1.1 Living Room/Living Room Present
Arrived at 11:30am on 4/4/22. Tenant unavailable.
NE at 12:30pm on 5/10/22. Landlord unavailable.
NE at 11:45am on 6/20/22. Tenant unavailable.
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
1.1 Living Room/Living Room Present
NE at 1:00pm on 5/10/22. Landlord unavailable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink aerator
1.1 Living Room/Living Room Present
NE at 1:05pm on 5/10/22. Landlord unavailable.
2.4 Kitchen/Security
Replace defective thumb turn lock on screen door leading to exit
2.10 Kitchen/Stove or Range with Oven
Repair inoperable oven
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior outlet cover
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.1 Living Room/Living Room Present
CH-5-2-22 R/S from 5/3/22 to 6-3-22 owner said repairs not done. Pre call 415-272-4912.
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers in control panel - Hall
1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage
2.12 Kitchen/Sink
Secure loose faucet
5.2 Secondary Rooms/Security
Replace missing door knob (Garage)
3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Master)
4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.12 Bathroom/Tub or Shower
Repair leaking faucet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed locks from interior doors

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

1.1 Living Room/Living Room Present
NE at 1:15pm on 4/11/22. Landlord unavailable.
NE at 2:00pm on 5/6/22. Landlord unavailable.
NE at 11:30am on 6/21/22. Landlord unavailable.

1.1 Living Room/Living Room Present
NE at 2:40pm on 4/11/22. Tenant not notified.
NE at 2:15pm on 5/6/22. Tenant not notified.
NE at 11:45am on 6/21/22. Tenant not notified.

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.

1.1 Living Room/Living Room Present
NE at 10:30am on 5/6/22. Tenant and family exposed to COVID-19.

2.5 Kitchen/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Repair inoperable GFI

4.3 Other Rooms/Elecrtical Hazards
Replace missing switch plate cover

4.4 Other Rooms/Security
Replace missing strike plate

5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (Laundry room)

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair inoperable range hood vent (rear unit)

6.1 Building Exterior/Condition of Foundation
Repair, secure and seal entrance door for under the house

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.12 Kitchen/Sink
Repair leak under sink

4.4 Other Rooms/Security
Remove keyed lock from interior doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on stairs

1.1 Living Room/Living Room Present
CH-4-13-22 R/S from 4-18-22 to 5-6-22 owner said tenant has covid Pre call 30 min prior 415-225-7480
3-25 R/S from 3-28-22 to 4-18-22 owner just got notice not enough time

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover

2.11 Kitchen/Refrigerator
Refrigerator leakage present - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

1.1 Living Room/Living Room Present
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
JC-6-24-22 all smoke detectors installed are combo smoke detector/carbon monoxide. Owner advised the common area one is a combo unit so there is a co2 detector installed. Advised I would notate that info for the r/i.
NE at 12:20pm on 3/29/22. Tenant not notified.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props (rear)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
JC-6-24-22 Rcvd a msg from the pm who called and advised they rcvd a fail notice, but does not understand why as the the tenant does not rcv housing assistance. called the pm back and left a msg explaining the unit is under rrip. Advised them to cb if needed.
JC-6-6-22 Spoke to the tenant who called and advised the property manager has not made any corrections. Advised they were emailed copies of the failed item report and are responsible to make corrections.
JC-4-28-22 Spoke to the pm who called and advised they have not rcvd a failed item report. R/s to 5/31am. Emailed the failed item report to leasing@baycliff-apts.com
JC-4-28-22 Spoke to the tenant and advised it is the owners responsibility to r/s inspections if needed.

1.8 Living Room/Floor Condition
Replace soiled and damaged carpet

4.8 Other Rooms/Floor Condition
Replace soiled and damaged carpet

1.1 Living Room/Living Room Present
CH-6-24-22 Pre call 30 min prior 805-748-3086

1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897

8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring

2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

1.4 Living Room/Security
Repair damaged screen door - cut hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:05am on 4/15/22. Owner occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!
NE at 11:30am on 6/24/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
replace damaged gasket
1.1 Living Room/Living Room Present
CH-5-6-22 Pre call 30 min prior 415-299-0487
NE at 9:40am on 04/01/22. Landlord unavailable.
NE at 10:20am on 04/25/22. Landlord not notified.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Gate code: #1800 pre-call 510-914-8133
JC-4-27-22 Spoke to the owner and scheduled 5/23am
NE at 1:15pm on 11/30/21. Tenant not notified.
2/7/22 no show, gated community, no access
NE at 12:25pm on 4/18/22. Gated community.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall 1st and 2nd floor
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
CH-4-6-22 R/S from 5-13-22 to 5-20-22 inspectorhas off the 13th
CH-3-22-22 R/S from 4-12-22 to 5-13-22 owner wants contractor to check house for any repairs. Pre call 30 min prior 510-703-1138
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged dryer vent cover
1.1 Living Room/Living Room Present
CH-4-14-22 R/S from 4/19/22 to 5/20/22 repairs not done Pre call 30 min prior 510-367-5042
JC-4-12-22 Spoke to the owner who called and advised she is planning to evict the resident and would like to complete repairs once theyre moved out. Advised her to cb once she has a eviction date (She is going to court today).
CH-1-18-22 R/S from 2-4-22 to 2-28-22 owner not done with repairs
NE at 10:00am on 2/28/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
CH-3-23-22 Pre call 30 min prior 510-612-3365
Arrived at 11:00am on 4/4/22. Landlord unavailable.
NE at 1:25pm on 4/19/22. Landlord unavailable.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector - 1st floor; Install carbon monoxide detector - 2nd floor Hall
8.7 General Health and Safety/Other Interior Hazards
Cap off missing knockout breaker in control panel
1.1 Living Room/Living Room Present
CH-5-11-22 Pre call 30 min prior 510-388-2859
NE at 1:30pm on 4/12/22. Landlord unavailable.
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs. Re-model in progress
1.1 Living Room/Living Room Present
NE at 10:30am on 10/22/21. Tenant refused inspection.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair toilet to flush properly
1.1 Living Room/Living Room Present
NE at 1:00pm on 10/25/21. No key present.
7.4 Heating and Plumbing/Water Heater
Investigate and remove black organic substance growing in water heater closet
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain
7.6 Heating and Plumbing/Plumbing
The tub, shower drain is clogged
1.1 Living Room/Living Room Present
CH-6-27-22 Pre call 30 min prior 510-406-0717
NE at 10:30am on 6/14/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
3.3 Bathroom/Electrical Hazards
Repair inoperable GFI - rear bathroom
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-14-22 to 6-27-22 owner states tenant not avail.
NE at 11:40am on 6/2722. Gated access

1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-6-20-22 R/S from 7/18/22 to 6/27/22 PM witll be out of town Pre call 30 min prior Mindy 415-846-3506
CH-6-9-22 Pre call 30 min prior 415-846-3506 PM will let you in
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
1.1 Living Room/Living Room Present
CH-3-30-22 R/S from 4/4/22 to 4/18/22 owner said tenant will be out of town Pre call 30 min prior 650-218-8003
NE at 9:40am on 6/3/22. Landlord unavailable.
2.12 Kitchen/Sink
Repair inoperable garbage disposal
1.1 Living Room/Living Room Present
CH-6-9- R/S from 6-13-22 to 6-27-22 owner wants this unit same date and time as of 1707 bissell Pre call 30 min prior 510-260-4654
NE at 9:40am on 5/24/22. Tenant unavailable.
2.10 Kitchen/Stove or Range with Oven
Install missing range hood filter cover
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
3.12 Bathroom/Tub or Shower
Replace missing cabinet drawer
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-3-22-22 R/S from 3-29-22 to 4-11-22 owner is out of town
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure loose toilet (2nd floor)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator (2nd floor)
3.3 Bathroom/Electrical Hazards
Outlet near open-water source must be GFI
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance (2nd floor)
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance (2nd floor)
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

3.3 Bathroom/Electrical Hazards
Outlets near open water source must be GFI - repair
1.1 Living Room/Living Room Present
NE at 11:00am on 4/11/22. Landlord unavailable.
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood fan/light
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
4.5 Other Rooms/Window Condition
Replace cracked window pane
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 1st floor
1.4 Living Room/Security
Replace missing door knob (screen door)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
5.2 Secondary Rooms/Security
Replace missing strike plate (laundry room)
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
2.6 Kitchen/Ceiling Condition
Repair water damaged area
1.1 Living Room/Living Room Present
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.6 Living Room/Ceiling Condition
Make free of peeling paint
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
NE at 12:15pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 12:20pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
1.1 Living Room/Living Room Present
NE at 11:45am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor
1.1 Living Room/Living Room Present
JC-7-5-22 Spoke to the owner who called and advised she has technician coming out on 7/13 need a little more time. r/s from 7/12 to 7/25am
JC-4-26-22 Spoke to the owner who called and advised the unit is not currently tenant occupied, and she will be out of town on 5/2 r/s to 5/31.
NE at 9:30am on 4/8/22. Landlord unavailable.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-7/7/22 need pre call 510-520-5546 or 510-326-1703
CH-4-6-22 R/S from 4/15/22 to 5/3/22 owner said tenant can not make that day Pre call 30 min prior 510-520-5546
NE at 11:30am on 6/20/22. Landlord unavailable.
2.11 Kitchen/Refrigerator
Repair damaged leaking refrigerator
3.12 Bathroom/Tub or Shower
Repair leaking shower head
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 10:00am on 3/29/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove key locks from all bedrooms
1.1 Living Room/Living Room Present
NE at 11:10am 7/1/22
NE at 1:00pm on 4/15/22. Landlord unavailable.
NE at 11:15am on 5/17/22. Landlord unavailable.
NE at 1:00pm on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Show 7/1/22
1.1 Living Room/Living Room Present
NE at 10:00am on 6/7/22. Landlord unavailable.
4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom
1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/15/22. Owner Occupied
NE at 12:15pm on 5/17/22. Owner occupied.
OWNER MUST PROVIDE PROOF. WILL NOT BE CANCELLED UNTIL PROOF RECEIVED!!!!!!!
1.1 Living Room/Living Room Present
No Entry 7/1/22
1 HOUR pre-call 650-307-6633
NE at 1:00pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 1:05pm on 6/10/22. Landlord unavailable.
1.1 Living Room/Living Room Present
No Entry 7/1/22
NE at 11:00am on 4/12/22. Landlord unavailable.
NE at 10:40am on 5/17/22. Tenant unavailable.
NE at 10:10am on 6/13/22. Landlord unavailable.
1.1 Living Room/Living Room Present
CH-7-11 Pre call 30 min prior 510-236-8366
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:35pm on 3/29/22. Tenant not notified.
3.3 Bathroom/Electrical Hazards
Secure loose GFI outlet
1.1 Living Room/Living Room Present
GA-7/11 spk w/t cleared failed items advised r/i precall: 510-367-7760
GA-5-17-22 R/S from 6-6-22 to 6-17-22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
PRE-call 831-917-0288 / 240-328-7451 O or 707-342-4772 T
Pre-call NOT requested until AFTER 6/28 inspection

NE at 12:25pm on 6/28/22. Gated community.
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/21 to 7/19 owner call in said tenant can not do mornings Pre call 415-465-2423
NE at 12:20pm on 6/28/22. Gated community.

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.

1.1 Living Room/Living Room Present
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573

2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite

2.4 Kitchen/Security
screen door tattered, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co detector

3.1 Bathroom/Bathroom Present
hallway

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace

3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install

1.1 Living Room/Living Room Present
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
2nd floor - tub diverter not working
3.8 Bathroom/Floor Condition
2nd floor hall - repair lifting linoleum
5.4 Secondary Rooms/Other Potential Hazardous Features
Carbon monoxide detector is missing. All units must have at least one carbon monoxide detector on each level.
1.1 Living Room/Living Room Present
NE at 12:30pm on 3/28/22. Landlord unavailable.
NE at 11:15am on 4/19/22. Landlord unavailable.
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
Fixtures must be securely mounted - 2nd floor loft
1.1 Living Room/Living Room Present
6/13/22 LL req RS due to repairs not being completed
CH-4/7/22 Pre call 30 min prior 510-236-8366
NE at 1:30pm on 3/29/22. Tenant not notified.
2.8 Kitchen/Floor Condition
Repair damaged tiles; seal gaps between floor and cabinets
3.12 Bathroom/Tub or Shower
Re-caulk around tub area
3.13 Bathroom/Ventilation
Secure bathroom ventilation cover
4.4 Other Rooms/Security
Remove keyed lock from interior door
6.1 Building Exterior/Condition of Foundation
Replace damaged foundation vent covers
6.3 Building Exterior/Condition of Roof and Gutters
Secure loose downspout; replace missing elbow
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall; repair inoperable smoke detectors in unit
1.1 Living Room/Living Room Present
CH-5-9-22 R/S from 5-24-22 to 6-3-22 owner will be out of town Pre call 30 min prior 415-307-5598
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear steps
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
NE at 10:15am on 6/6/22. Landlord unavailable.

no show 7/12/22 11:39 am
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and excess foliage
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood; Install range hood filter cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Cap off missing knockout breakers - Hall
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair defective control knob (Hot)
3.5 Bathroom/Window Condition
Investigate and remove black organic substance
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail side stairs
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call owner 415-522-1777
JC-6-30-22 Spoke to the owner who called to reschedule the inspection from 7/15 to 7/8
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover
1.1 Living Room/Living Room Present
NE at 2:00pm on 5/23/22. Tenant refused inspection.

no access, 7/12/22 girl answered door stated tenant not home
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing faucet control handle; replace damaged cracked porcelain

3.4 Bathroom/Security
Remove keyed lock from interior door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail- rear steps
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - 2nd floor Hall
1.1 Living Room/Living Room Present
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-4-1-22 Pre call 30 min prior 510-478-9120 owner needs it in the AM 9-12
NE at 1:45pm on 5/23/22. Landlord unavailable.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair damaged threshold on multiple stairs
1.1 Living Room/Living Room Present
JC-6-10-22 Owner called and advised he needs additional time to address the roof leak, and is going to replace the roof. Owner requested to r/s from 6/17 to 7/15.
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair leaking sections of overhead front porch; investigate and remove black organic substance on overhead porch
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899
NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 R/S from 6-17-22 to 7-15-22 owner is sick
CH-3-21-22 R/S from 4-4-22 to 5-2-22 owner is having surgery
1.5 Living Room/Window Condition
Remove personal items blocking window egress
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burners; replace missing range hood filter cover
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter; Remove foil from range
2.12 Kitchen/Sink
Repair minor leak under sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged control knobs
3.12 Bathroom/Tub or Shower
Repair damaged and loose shower tiles

4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
2.12 Kitchen/Sink
Repair leak under sink
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install Handrail (Front stairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure loose faucet
3.7 Bathroom/Wall Condition
Investigate and remove black organic substance
2.3 Kitchen/Electrical Hazards
Correct outlet with reversed polarity (right of frig)
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail - side stairs
2.12 Kitchen/Sink
Investigate and remove black organic substance under sink
3.13 Bathroom/Ventilation
Repair inoperable ventilation
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
Replace double cylinder deadbolt locks with thumb turn lock - fire hazard
7.4 Heating and Plumbing/Water Heater
Unable to inspect
1.1 Living Room/Living Room Present
NE at 10:15am on 5/24/22. Tenant not notified.
3.5 Bathroom/Window Condition
Investigate and remove black organic substance; repair damaged window sill
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-15-22 owner will be out of town Pre call 30 min prior 415-948-3874
1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior 707-888-7893
6/22/2022 Received request by email from owner. Please move after July 12, 2022. Emailed owner advised inspection has been rescheduled for 7/26/2022 between 9am-12noon. Alison

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.

1.1 Living Room/Living Room Present
CH-7-8 R/S from 8-1 to 7-11 Owner said repairs are done wants it before Augs. Pre call 510-219-0857
CH-7-5-22 Pre call 30 mn prior 510-219-0857
CH-6-8-22 R/S from 6-13-22 to 6-28-22 owner said tenant cannot make it Pre call 30 min prior 510-414-8330
NE at 12:00pm on 5/24/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure and seal loose toilet - 1st floor

1.7 Living Room/Wall Condition
Large crack on wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
CH-7-20-22 Pre call 30 min prior510-734-7842
CH-5-20-22 R/S from 6-20-22 to 8-1-22 due to windows are not done on order est date is 8-10 weeks
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 10:00am on 11/23/21. Tenant not notified.
NE at 11:10am on 5/3/22. Landlord unavailable.

1.5 Living Room/Window Condition
Replace cracked window pane

3.3 Bathroom/Electrical Hazards
Outlets near open-water source must be GFI - replace

4.4 Other Rooms/Security
Remove keyed locks from interior doors (all bedrooms)

4.5 Other Rooms/Window Condition
Replace cracked window pane

6.1 Building Exterior/Condition of Foundation
Replace missing foundation vent covers; Install dryer vent cover

1.1 Living Room/Living Room Present
CH-7-20-22 R/S from 7-26-22 to 8-22-22 owner order stove not in yet Pre call 30 min prior 510-541-5400

1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-20-22 to 7-19-22 owner said waiting on part to come in Pre call 30 min prior 510-681-7771
NE at 1:15pm on 11/29/21. Tenant not notified.
2/7/22 No show, T not notified by O.

3.12 Bathroom/Tub or Shower
Repair damaged shower wall

8.6 General Health and Safety/Interior Stairs and Common Halls
Install handrail on hall stairs

1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:15pm on 4/12/22. Landlord unavailable.
NE at 10:00am on 5/17/22. Landlord still making repairs.

7/20/22 house being remodeled,not occupied, owner present
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 Owner will be out of town on a family emergency Pre call 30 min prior 510-508-9510
NE at 1:25pm on 4/12/22. Landlord unavailable.
4.4 Other Rooms/Security
Remove keyed locks from interior doors (multiple rooms)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide window egress (Front)
1.1 Living Room/Living Room Present
CH-6-21-22 R/S from 6-24-22 to 7-19-22 owner said tenant was exposed to covid
CH-5-11-22 Pre call 30 min prior 510-388-2859

NE at 1:00pm on 4/12/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
1.1 Living Room/Living Room Present
NE at 9:45am on 4/11/22. Landlord unavailable
NE at 10:00am on 6/21/22. Tenant not notified.
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed locks from interior doors
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom
1.1 Living Room/Living Room Present
NE at 12:00pm on 6/2722. Tenant unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on 1st and 2nd floor
2.10 Kitchen/Stove or Range with Oven
Replace missing range knob
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets (right of stove)
4.4 Other Rooms/Security
Repair damaged door frames (All rooms)
4.8 Other Rooms/Floor Condition
Install threshold between flooring types (All bedrooms)

2.12 Kitchen/Sink
Garbage disposal inoperable
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-7-21-22 Pre call 30 min prior 510-468-8462
JC-6-30-22 Spoke to the owner who called and advised she had called to cancel the 6/28 inspection because she wanted to move them to a date that worked for her - advised the inspections were not cancelled as we would r/s and not cancel. Advised owner she will rcv a r/i notice in the mail.
NE at 1:00pm on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
ventilation light inoperable kitchen
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
2.12 Kitchen/Sink
Garbage disposal inoperable
2.11 Kitchen/Refrigerator
Inoperable light
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose
2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.7 Kitchen/Wall Condition
Wall damaged under sink
2.10 Kitchen/Stove or Range with Oven
Ventilation fan and light inoperable
Replace grease screen
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair

1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
4.4 Other Rooms/Security
Bedroom door handle broken
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
CH-7-22-22 Pre call 30 mn prior 510-290-4354
3.4 Bathroom/Security
Replace missing door knob (Master)
4.5 Other Rooms/Window Condition
Install quick release or remove window bars -egress (All bedrooms)
7.4 Heating and Plumbing/Water Heater
Unable to inspect
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excess garbage and debris
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter/light; remove foil - fire hazard
3.4 Bathroom/Security
Remove keyed lock from door
4.4 Other Rooms/Security
Unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-13-22 Pre call 30 min prior 510-415-9224 Alba Estrada
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair clogged drain; replace damaged porcelain - cut hazard
5.3 Secondary Rooms/Electrical Hazards
Cap off missing knockout breaker (garage)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair defective toilet to flush properly
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-6-10-22 Pre call 30 min prior 510-236-8366
2.11 Kitchen/Refrigerator
Replace damaged frig handle
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged concrete at entrance - trip hazard
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard
1.1 Living Room/Living Room Present
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24
1.4 Living Room/Security
Repair damaged screen door - cut hazard
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-5-31-22 R/S from 6-10-22 to 6-20-22 owner will be out of town. Pre call 30 min prior 650-296-8989
2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and advised the tenant has tested positive for covid requested to r/s from 8/2 to 8/15.
3.5 Bathroom/Window Condition
Repair inoperable window crank
4.5 Other Rooms/Window Condition
Repair damaged window sill; Investigate and remove black organic substance
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-16-22 tenant has covid Pre call 30 min prior 510-213-2687
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 7-28-22 to 8-22-22 owner is out of town Pre call 30 min prior 510-541-1707
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.12 Kitchen/Sink
leak under sink, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-28-22 Pre call 510-290-6176
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.12 Kitchen/Sink
Faucet damaged/leakage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition
4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector
8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
CH-8-2-22 Pre call 30 min prior 925-984-1652

8/4/22 no show,called ten no answer, 1:37 pm cream duplex

1.1 Living Room/Living Room Present
CH-8-23 R/S from 8-29-22 to 9-1-22 owner wants both unit on same date and time Pre call 30 min prior
JC-8-11-22 Tenant called to request a reschedule advised we would need approval from the owner. We cannot reschedule at the tenants request. Tenant advised she asked the owner to address her slow sink drain and broken blinds in June, but that ahs not been done.
CH-8-2-22 Pre call 30 min prior 925-984-1652
JC-8-1-22 Spoke to the owner who called and requested to r/s due to medical issues - advised per the notes below the unit has already been r/s - owner advised the tenant may have called. r/s to 8/29. Owner will cb closer to the scheduled date is changes are needed.
JC-7-20-22 Spoke to the owner who called to r/s this inspection as he will be out of state - r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
JC-8-2-22 Spoke to the owner who called and advised all the work has been completed. requested to move the inspection up to 8/4 from 8/25
JC-6-1-22 Owner called and requested to r/s the 6/6 inspection as the tenant is out of town. Rescheduled to 6/24

1.4 Living Room/Security
Repair damaged screen door - cut hazard

2.1 Kitchen/Kitchen Area Present
JC-7-25-22 Spoke to the owner who called and requested to r/s the inspection 3 weeks out as repairs are still pending - r/s from 8/1 to 8/25

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace missing light fixture globe (Porch)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace and repair missing or rotted boards in rear deck

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass and foliage

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from backyard

1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs

4.5 Other Rooms/Window Condition
Move items blocking window egress

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs

7.4 Heating and Plumbing/Water Heater
Unable to inspect

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

1.1 Living Room/Living Room Present
CH-5-6-22 R/S from 6-7-22 to 5-10-22 owner will be out of town Pre call 30 min prio r510-703-9214
NE at 11:55am on 5/10/22. Landlord unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall (1st & 2nd floor)

1.1 Living Room/Living Room Present
CH-6-1-22 Pre call 30 min prior 510-813-6169
CH-5-27-22 R/S from 6/7/22 to 6/20/22 owner states tenant will be out of town

3.8 Bathroom/Floor Condition
Install threshold between flooring types

4.4 Other Rooms/Security
Repair closet doors off track (All bedrooms)

4.8 Other Rooms/Floor Condition
Install threshold between flooring types

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged flooring in laundry room

1.4 Living Room/Security
Replace damaged screen door; replace missing lock

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install handrail on stairs leading to garage
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent cover
1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway
7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other
3.3 Bathroom/Electrical Hazards
Correct outlet with reversed polarity
2.12 Kitchen/Sink
Repair inoperable garbage disposal
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector
1.1 Living Room/Living Room Present
CH-6-16 R/S from 6/17/22 to 6/24/22 owner out of town. Pre call 30 min prior 415-412-5897
CH-5-6-22 R/S from 6-6-22 to 6-17 owner out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
All range burners must self ignite - repair
8.7 General Health and Safety/Other Interior Hazards
Repair bulging section of flooring
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.12 Kitchen/Sink
Replace damaged sink faucet
2.8 Kitchen/Floor Condition
Repair damaged tiles in flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak under sink
3.4 Bathroom/Security
Remove keyed lock
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
4.7 Other Rooms/Wall Condition
Investigate and remove black organic substance
4.8 Other Rooms/Floor Condition
Replace missing threshold
5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance (Garage)
8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from yard
1.1 Living Room/Living Room Present
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards

1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 11:30am on 6/28/22. Tenant unavailable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
Ext. Rear = Porch Deteriorating 1st and 2nd floor.
1.1 Living Room/Living Room Present
CH-7-6-22 R/S from 7-15-22 to 8-1-22 repair not done Pre call 30 min prior 925-980-4802
CH-4-25-22 R/S from 5-2-22 to 5-31-22 owner states repairs not done Pre call 925-980-4802
CH-3-22-22 R/S from 3-29-22 to 5-2-22 owner needs time to fix water leak in unit Pre call 30 min prior 925-980-4802
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail.
Ext. rear = Porch Deteriorating 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
JC-8-3-22 Spoke to the owners daughter who called and advised she just rcvd the inspection notice requested to r/s -moved from 8/4 to 8/22
1.1 Living Room/Living Room Present
JC-8-3-22 The Owners daughter called and advised she just rcvd the inspection notice requested to r/s from 8/4 to 8/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.1 Living Room/Living Room Present
CH-8-5-22 Pre call 30 min prior 510-914-3740
NE at 10:00am on 6/7/22. Landlord unavailable.

4.3 Other Rooms/Elecrtical Hazards
Missing light in bedroom

1.1 Living Room/Living Room Present
8-5-22 JC Owner called and advised the repairs will not be complete until 8/29 - r/s to 9/1
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

1.1 Living Room/Living Room Present
JC-8-5-22 Spoke to the owner daughter who called and advised the tenant is moving out and the unit will become owner occupied. Advised her to email over proof that the unit is owner occupied - advised we cannot cancel an inspection until then - r/s upcoming 8/11 inspection to 9/1- owner may cb to r/s if needed.

1.1 Living Room/Living Room Present
CH-6-6- R/S from 6-10-22 to 6-21 owner said tenant will be out of town Pre call 30 min prior 510-375-0124

3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance

3.7 Bathroom/Wall Condition
Investigate and remove black organic substance

8.4 General Health and Safety/Garbage and Debris
Remove excess garbage and debris from unit; cut overgrown foliage

2.12 Kitchen/Sink
Secure loose faucet

3.3 Bathroom/Electrical Hazards
Correct out with reversed polarity (Hall)

5.2 Secondary Rooms/Security
Replace missing door knob (Garage)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing section of vanity

3.12 Bathroom/Tub or Shower
Repair leaking faucet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

4.4 Other Rooms/Security
Replace double cylinder deadbolt lock with thumb turn lock

2.8 Kitchen/Floor Condition
Secure loose threshold - trip hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair leaking toilet

3.13 Bathroom/Ventilation
Repair inoperable ventilation

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - Hall

1.1 Living Room/Living Room Present
NE at 10:55am on 4/11/22. Management unable to locate key.

NE minor home 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 10:43 am
2.12 Kitchen/Sink
Repair leak under sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged toilet to flush properly; replace damaged toilet seat
1.1 Living Room/Living Room Present
NE at 10:50am on 4/11/22. Management unable to locate key.

NE 10:31 8/2/22
8.1 General Health and Safety/Access to Unit
Complete all unfinished repairs
1.1 Living Room/Living Room Present
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from 6-10-22 to 6-27-22 owner call said tenant has covid. Pre call 30 min prior 510-524-3160
2.10 Kitchen/Stove or Range with Oven
Replace inoperable range/oven
2.12 Kitchen/Sink
Replace inoperable garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair inoperable control knob (cold)
6.1 Building Exterior/Condition of Foundation
Cover all holes in foundation
1.1 Living Room/Living Room Present
5/31/22 NS, tenant not notified
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Install thumb turn deadbolt lock on exit door
1.1 Living Room/Living Room Present
NO ENTRY 1:26 pm brown building/gray trim
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
NE 8/2/22 tenant not notified, refused
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
1.4 Living Room/Security
repair damaged door jam/frame, front door
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair

5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range hood filter
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.8 Other Rooms/Floor Condition
Replace missing threshold
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged section of fence in backyard
1.1 Living Room/Living Room Present
CH-7/11 R/S from 7/15 to 8/2 repairs are not done
CH-7-8-22 Pre call 30 min prior 510-478-6952
2.10 Kitchen/Stove or Range with Oven
Install range hood filter cover
3.13 Bathroom/Ventilation
Repair loud and defective ventilation fan
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor; secure seismic straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
1.1 Living Room/Living Room Present
no show 8/4/22 2:12 pm gray duplex/white trim, gate locked, beware of dog sign on fence
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
3.3 Bathroom/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
1.1 Living Room/Living Room Present
no access, gated community1:16 8/4/22
1.1 Living Room/Living Room Present
8/4/22 no access gated community 1:09 pm
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-16- to 8-22 repairs not done Pre call 30 min prior 303-818-0419
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
1.1 Living Room/Living Room Present
CH-8-9-22 Pre call 30 min prior 510-798-0502
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co and smoke detectors in basement
3.4 Bathroom/Security
remove keyed door lock

3.3 Bathroom/Electrical Hazards
install GFI IN bathroom
1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. transition from livingroom to hallway
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.5 Bathroom/Window Condition
window pane broken, replace
2.5 Kitchen/Window Condition
window pane broke, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors
3.4 Bathroom/Security
remove keyed door lock
3.3 Bathroom/Electrical Hazards
install gfi next to sink
1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-10-22 Pre call 30 min prior 510-776-1438
1.1 Living Room/Living Room Present
CH-8-10-22 R/S from 8-11-22 to 8-16-22 Owner is out of town
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

5.2 Secondary Rooms/Security
basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair

5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
sink faucet loose, repair

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/22 no show, white building/duplex 2:05pm

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
no access. gated community in hilltop

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck

1.1 Living Room/Living Room Present
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

5.3 Secondary Rooms/Electrical Hazards
garage light inop

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop

1.1 Living Room/Living Room Present
no access, manager present, unit is a church

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

1.1 Living Room/Living Room Present
Please notate additional information for fails if there are any on 9/12/22
JC-8-24-22 Spoke to the owner and went over the inspection report. Owner requested for the inspector to call him to go over any issues still present on 9/12 - advised the inspector would not be able to do that, but advised I would ask that he notate the info if needed.

4.10 Other Rooms/Smoke Detectors
all bedrooms and common areas must have a working smoke detector on each floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.1 Living Room/Living Room Present
CH-8-25-22 Pre call 30 min prior 510-334-5095

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)

1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835

1.1 Living Room/Living Room Present
pre-call 415-847-7531
JC-8-26-22 Spoke to the owner who called and requested to reschedule the inspection as he just rcvd the notice and need to advise the tenant. r/s from 8/30 to 9/22

2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
2.12 Kitchen/Sink
Dishwasher not working - repair / replace / remove
2.4 Kitchen/Security
Repair large air gaps around door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair inoperable sink stopper (both bathrooms)
3.6 Bathroom/Ceiling Condition
1st floor - repair peeling paint
3.7 Bathroom/Wall Condition
1st floor - repair peeling paint
4.4 Other Rooms/Security
2nd floor rear - door off hinges
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. (all bedrooms)
4.6 Other Rooms/Celing Condition
1st floor rear bedroom - repair water damage to ceiling
1.1 Living Room/Living Room Present
pre-call 415-305-5251
JC-5-18-22 Spoke to the owner who called and asked to move the inspection from 5/24 to 7/11 because the tenant will be traveling all of June. R/s to 7/11am
2.10 Kitchen/Stove or Range with Oven
right front burner will not ignite, repair all burners must self -ignite
2.4 Kitchen/Security
screen door tattered, repair/replace
3.1 Bathroom/Bathroom Present
hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken, replace
3.12 Bathroom/Tub or Shower
shower enclosure missing soap dish, fallen off wall, install
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
no show 1;57 pm 7/15/22 black security gate and fence
4.4 Other Rooms/Security
Adjust door to shut and latch properly
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Repair damaged screen door - cut hazard (laundry room)
1.1 Living Room/Living Room Present
CH-6-10-22 R/S from from 6-13-20 to 7-15-22 repairs not done
CH-4-25-22 R/S from 5-6-22 to 5-17-22 Owner will be out of the Country Pre call 30 min prior 510-932-9899 NE at 9:45am on 5/17/22. Landlord still making repairs.
3.8 Bathroom/Floor Condition
Repair damaged and cracked floor tiles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props; repair window installed backwards
4.4 Other Rooms/Security
Remove keyed lock from interior doors; Repair closet door off hinges
5.2 Secondary Rooms/Security
Unable to inspect rear unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison
2.10 Kitchen/Stove or Range with Oven
oven inop, repair
1.4 Living Room/Security
security screen door not properly secure, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors
3.3 Bathroom/Electrical Hazards
Repair inoperable outlet
4.7 Other Rooms/Wall Condition
Repair large hole in wall
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall
1.1 Living Room/Living Room Present
no show 11:26 am green building
2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner
1.1 Living Room/Living Room Present
no show 1:51pm olive/gold duplex
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door
4.7 Other Rooms/Wall Condition
Install handrail for stairs
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing outlet cover
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
3.12 Bathroom/Tub or Shower
Tub expose metal need to resurface
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
CH-7-27-22 R/S from 8-1-22 to 8-16-22 owner states fence is not done Pre call 510-522-6888
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged sections of fence
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
3.12 Bathroom/Tub or Shower
recaulk around tub,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
3.4 Bathroom/Security
door not closing as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
no show tan house, 11:21 unit looks stagged for sale

8/30/22 - property is for sale
1.1 Living Room/Living Room Present
CH-11-13-20 pre call 30 min prior 510-684-44-62
12/21/20 per City, inspection postponed until COVID restrictions lifted, must be inspected by supervisor
8/30/22 per owner, not a rental anymore
1.7 Living Room/Wall Condition
Wall frame has hole at bottom in living room
2.10 Kitchen/Stove or Range with Oven
Stove igniter not lighting as designed
2.12 Kitchen/Sink
Faucet damaged/leakage. leaking from neck
2.7 Kitchen/Wall Condition
Hole in wall under sink in kitchen
3.12 Bathroom/Tub or Shower
Metal drain at bottom of shower cracked cut hazard
3.3 Bathroom/Electrical Hazards
Outlet inoperable in bathroom evidence of water around outlet
3.4 Bathroom/Security
Bath room door will not close and missing strike plate
3.7 Bathroom/Wall Condition
11-16-20 Bathroom wall under sink has hole
4.4 Other Rooms/Security
Bedroom door will not close as designed
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large gap between porch and house in front entrance safety hazard
6.3 Building Exterior/Condition of Roof and Gutters
Roof damaged replace roof
6.4 Building Exterior/Condition of Exterior Surfaces
Crawl space under door broken replace
All exterior window frames from deteriorating and rotting
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Excessive holes in siding and missing shingles repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater will not work as designed have to keep moving thermostat as designed

7.4 Heating and Plumbing/Water Heater
Remove non operating water heater tray from inside unit
Install top and bottom straps on water heater install PRVP on water heater install cover plate on water heater
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
JC-9-1-22 Spoke to the owner who called regarding the 8/30 inspection that did not take place. Advised the inspections were not conducted that day and scheduled 9/22am - owner will cb to change date if the tenant is not available.
NE 12:17 pm white/blue building/rowhouse, end unit
1.1 Living Room/Living Room Present
JC-9-1-22 gate code #6888
no access. gated community in hilltop
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22
4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
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1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NO ENTRY 1:26 pm brown building/gray trim
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
1.1 Living Room/Living Room Present
no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
CH-9-7-22 Pre call 30 min pre call 925-899-6666
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-9-8-22 Pre call 30 min prior 510-233-4437
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
no entry 11:25 am red house, white trim 8/2/22

4.5 Other Rooms/Window Condition
Install quick release or remove window bars to provide egress (All bedrooms)

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair

1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair

2.10 Kitchen/Stove or Range with Oven
Repair inoperable range burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector

1.1 Living Room/Living Room Present
NE at 1:45pm on 4/11/22. Gated access.
NE at 1:50pm on 5/6/22. Gated access.
NE at 9:45am on 6/21/22. Gated access.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite,repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop,repair

8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, all units must have a working smoke detector in common area and 1 in each bedroom

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace stove

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, must run to within 6 inches of ground

8.7 General Health and Safety/Other Interior Hazards
install smoke detector, Lf bedroon

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
3.3 Bathroom/Electrical Hazards
gfi rear bathroom buttons broken, replace
1.1 Living Room/Living Room Present
JC-6-20-22 The owner called and advised she needs additional time to make repairs r/s from 7/18 to 8/9.
1.2 Living Room/Electricity
no show 9:06 am, orange door, townhouse
2.12 Kitchen/Sink
Repair inoperable garbage disposal; repair damaged microwave; repair inoperable dishwasher
1.1 Living Room/Living Room Present
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no access, manager present, unit it a barbershop
9/6/22 10:12 no access, manager present, unit it a barbershop
1.1 Living Room/Living Room Present
no access, manager present, unit is a church
9-6-22 10:15 no access -unit is a church
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior
510-323-2292
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
7/22/22 property is being sold, in escrow

NE at 11:30am on 6/28/22. Tenant not notified.
1.1 Living Room/Living Room Present
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior
510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due
to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce

5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first
1.4 Living Room/Security
Replace damaged thumb turn lock
2.7 Kitchen/Wall Condition
Repair large cracks
3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor
4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)
6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall
2.4 Kitchen/Security
Repair damaged screen door - cut hazard
4.5 Other Rooms/Window Condition
Install quick release or remove window bars - egress (rear room)
5.2 Secondary Rooms/Security
Unable to inspect rear unit
6.1 Building Exterior/Condition of Foundation
Seal all holes and gaps in foundation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged stairs at entrance
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
pre call 510-593-3692

JC-4-14-22 Spoke to the owner who called and requested to r/s. Owner advised tenant has to work and would like to be present during the inspection. r/s from 4/15 to 5/20
JC-4-14-22 Spoke to the tenant who called to r/s advised the owner has to request the r/s
NE at 1:00pm on 6/24/22. Landlord unavailable.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
NE at 1:05pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS NE12:56 pm 8/29/22

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/6/22. Landlord unavailable.
NE at 1:00pm on 6/2722. Gated access
NS 12:55 pm 8/29/22

1.1 Living Room/Living Room Present
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.

1.4 Living Room/Security
No smoke detector- repair/replace

4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater

1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22

1.1 Living Room/Living Room Present
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
30 min precall @510-213-2687

4.10 Other Rooms/Smoke Detectors
all bebrooms must have a working smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, all heaters in unit must be in working condition

8.7 General Health and Safety/Other Interior Hazards
common area smoke and carbon monoxide detectors inop, repair

1.1 Living Room/Living Room Present
CH-9-12-22 R/S fom 9-15-22 to 10-4-22 owner states tenant will be out of town and will not be back until 10-1-22 Pre call 510-672-0330
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
CH-8-22-22 Pre call 30 min prior 510-672-0330

1.1 Living Room/Living Room Present
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)

3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)

4.4 Other Rooms/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
8/1/22 no show 1:24 pm tan house,black honda in driveway

7.6 Heating and Plumbing/Plumbing
Repair defective plumbing - sinks backing up into each other

1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk
1.1 Living Room/Living Room Present
no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
1.1 Living Room/Living Room Present
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
1.1 Living Room/Living Room Present
JC-8-2-22 Owner called today 10:37am to rescheduled todays inspection between 9-12 - advised were not able to reschedule the day of - owner will cb once repairs are complete.
CH-5-16-22 R/S from 5-17-22 to 6-21 owner said repairs not done . advise him this is the last reschedule.
CH-1-28-22 R/S from 2/1/22 to 2/28/22 owner said tenant has covid Pre call 510-388-3388
CH-12-8-21 R/S from 12-10-21 to 2-1-22 owner states his maint man is out of town. Pre call 30 min prior 510-388-3388
NE at 9:50am on 2/28/22. Landlord still making repairs
4.5 Other Rooms/Window Condition
Move items blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair rotted wood in rear deck; repair damaged wood on rear stairs
7.4 Heating and Plumbing/Water Heater
Unable to inspect
2.12 Kitchen/Sink
sink loose, not working as designed, reppair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
5.3 Secondary Rooms/Electrical Hazards
Ceiling light fixture loosened/ wiring exposed. (basement)
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
both heaters inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair (upstairs)
1.1 Living Room/Living Room Present
pre-call 415-706-5268
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
carpet bunching up and separating truout the unit, replace carpet, health and safty haz
1.1 Living Room/Living Room Present
pre-call 415-706-5268
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
NE at 2:20pm on 6/14/22. Landlord unavailable.
7/12/22 O req r/s due to T being ill. r/s from 7/18 to 8/4
2.10 Kitchen/Stove or Range with Oven
left rear burner not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair rear heater
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-27-22 to 10-6-22 owner is out of town Pre call 30 min prior 415-539-8258 gated area
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level. upstairs co inop

2. install common area co and smoke detectors downstairs
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
Refused entry tenant open the door I'm gonna work on and close the door 9/15/22 9:45
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.3 Kitchen/Electrical Hazards
Repair inoperable outlets and light fixture
3.3 Bathroom/Electrical Hazards
Repair inoperable light fixture
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.12 Bathroom/Tub or Shower
tile pulling from wall in shower enclosure, rear bath
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair rear bath
3.7 Bathroom/Wall Condition
excessive peeling paint, repair rear bath
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior of unit, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface

3.8 Bathroom/Floor Condition
loose tile on floor, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet not working as designed/dripping/loose. Repair

2.5 Kitchen/Window Condition
window pane broke, replace

3.5 Bathroom/Window Condition
window pane broken, replace

1.8 Living Room/Floor Condition
carpet separating at transition from livingroom to hallway, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove

3.3 Bathroom/Electrical Hazards
install gfi next to sink

3.4 Bathroom/Security
remove keyed door lock

8.9 General Health and Safety/Interior Air Quality
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

1.1 Living Room/Living Room Present
No-show – 9/13/22

2.11 Kitchen/Refrigerator
Replace missing Refrig handle.

2.6 Kitchen/Ceiling Condition
evidence of leak, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair

3.6 Bathroom/Ceiling Condition
remove black organic substances

5.2 Secondary Rooms/Security
basement

5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised they have not had a tenant in this unit since April. Unit has been owner occupied, and will be family member occupied in the future. Advised her to submit proof in a email request.
no show 8/11/22 3:34 tan duplex,front unit
No show 9/6/22 12:37 tan/ gray dodge pick up in driveway

1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace

2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace

2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace

1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint

4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace

4.4 Other Rooms/Security
Door very badly damaged – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
No show 9/19/22

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
1.1 Living Room/Living Room Present
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working – repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken – repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn – Repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit – tripping/safety hazard – repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22
2.12 Kitchen/Sink
Garbage disposal not working – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace
3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged – repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway key door lock – remove/replace
4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace
3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show
1.1 Living Room/Living Room Present
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
JC-6-21-22 Spoke to the owner who called and advised he notated a inspection date of 6/24 not 6/21. Confirmed todays inspection advised of the notes below, and explained we cannot r/s the day of.
CH-6-6-22 R/S from 6/7/22 to 6/21/22 owner is sick Pre call 30 min prior 415-360-4226
NE on 6/21/22.Landlord states per office inspection was rescheduled.
1.4 Living Room/Security
No smoke detector- repair/replace
4.10 Other Rooms/Smoke Detectors
No smoke detector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove glue traps away from inside of heater
1.1 Living Room/Living Room Present
call 30min prior 415-793-2090
JC-9-29-22 Spoke to the owner who called and advised he has had a difficult time contracting someone to d the work. Owner requested to r/s from 10/10 to 10/24.
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer
1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
No show tan house brown trim
1.1 Living Room/Living Room Present
No-show tan house brown trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
1.4 Living Room/Security
Smoke detector Inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
1.1 Living Room/Living Room Present
No show brown house white trim first unit
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim
4.4 Other Rooms/Security
Remove key door lock – first bedroom – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
3.6 Bathroom/Ceiling Condition
Ceiling bulging very badly/water damage – repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace

1.4 Living Room/Security
Smoke detector In operable – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
4.4 Other Rooms/Security
Right side bedroom – remove key door lock – repair/replace
1.1 Living Room/Living Room Present
CH-9-7-22 R/S from 9-13-22 to 9-27-22 owner said never got a fail notice
CH-8-9-22 Pre call 30 min prior 510-236-8366
CH-7-14-22 R/S from 7-28-22 to 8-11-22 owner will be out of town Pre call 30 min prior 510-860-2573
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show tenant stated he was not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
4.10 Other Rooms/Smoke Detectors
Bedroom Smoke detector in operable dash repair/replace
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.4 Living Room/Security
Smoke detector inoperable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22
4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace
1.1 Living Room/Living Room Present
No show no access to property 9/27/22
1.4 Living Room/Security
Smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not lighting properly – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing below sink - repair/replace
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
1.1 Living Room/Living Room Present
CH-8-9-22 R/S from 8-15-22 to 8-29-22 owner said tenant test positive for covid
CH-7-18-22 R/S from 8/1/22 to 8/15/22 owner said repairs not done and tenant has covid. Pre call 30 min prior 415-828-4573
2.6 Kitchen/Ceiling Condition
Repair water damaged area
4.6 Other Rooms/Celing Condition
Repair water damaged area; Investigate and repair leaking -1st floor
4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Investigate and repair leaking HVAC unit
8.4 General Health and Safety/Garbage and Debris
Remove garbage and debris from backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/21/22. Owner occupied.
NS 1:39 8/29/22
No-show yellow house - carport - white Toyota sienna - silver Honda Prius and carport - two white front doors - 9/29/22
1.1 Living Room/Living Room Present
CH-9-21-22 R/S from 10/11/22 to 10/6/22 owner will be out of town Pre call 1 HR prior must call 510-798-0502
CH8-29-22 R/S from 9-13-22 to 9-6-22 tenant moved out Call 1HR prior 510-798-0502
CH-8-9-22 Pre call 1HR prior 510-798-0502
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, right of sink. repalce
5.2 Secondary Rooms/Security
garage.... exit door to yard has large gaps around, repair
5.3 Secondary Rooms/Electrical Hazards
light fixture in garage missing bulb, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
step leading down to garage from kitchen is loose, safty haz, repair
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
pre-call owner 415-847-7531
GA-9/13 spk w/owner who advised tenant is only available thursday and fridays afternoon moved from 9/22 to 10/6 between 1-4pm.

1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
CH-9-2-22 R/S from 9-12-22 to 10/4/22 repairs are not done Pre call 30 min prior 415-524-5128 Roma

1.3 Living Room/Electrical Hazards
light switch cover broken, re[lace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout pulling off wall in front of house

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in all bedrooms

2.12 Kitchen/Sink
Faucet damaged/leakage.

1.1 Living Room/Living Room Present
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)

7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir

4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair

4.6 Other Rooms/Celing Condition
ceiling bulging, repair

1.1 Living Room/Living Room Present
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,
1.1 Living Room/Living Room Present
pre-call 925-997-5935
JC-8-18-22 R/s from 9/1 to 8/22 owner called and advised he called a few weeks ago to move this inspection to 8/22 - has made arrangements with the tenant to be there on that day.
8/4/22 no show 1:31 pm tan duplex, dog barking in unit
1.4 Living Room/Security
large gaps around door allowing cold air inside, repair front and back doors.
1.1 Living Room/Living Room Present
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
2.12 Kitchen/Sink
leak under sink, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
2.10 Kitchen/Stove or Range with Oven
ventilation hood deteriorating, replace
2.11 Kitchen/Refrigerator
refrigerator making loud noises,not cooling as designed,not working as dessigned, replacc
3.12 Bathroom/Tub or Shower
recaulk around tub
3.13 Bathroom/Ventilation
ventilation not working as designed, making loud noises, repair/replace
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
JC-7-14-22 Owner called and advised he has not been able to communicate with the tenant requested to r/s. R/s from 7/15 to 8/15- owner will cb with pc number
CH-6-10-22 R/S from 6-13-22 to 7-15-22 owner states tenant will not allow access and is not responstive to his messages or notices. He has an Attorney now to get tenant out
JC-5-17-22 The owner called and advised the tenant will not allow access and is not responsive to his messages or the notices the property manager posts.
NE at 12:10pm on 3/29/22. Dogs in front yard.
NE at 11:25am on 4/19/22. Dog in front yard.
NE at 1:50pm on 5/17/22. Dog in front yard.
1.4 Living Room/Security
weatherstripping badly worn/deteriorating, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture missing, repair
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing, repair
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22

no show, tenant not notified of inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door. All brdroom
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-25-22
7/21/2022 Daughter Scarlet calling on behalf of her Dad (owner) they will be out of town until 8/15/2022. Moved from 8/2/2022 to 8/22/2022 11am-2pm. Scarlet confirmed. 510-685-2349 Alison
1.4 Living Room/Security
striker plate not properly secure ,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper not working , repair
3.4 Bathroom/Security
door not closing as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
headboard for bed is blocking egress to get out of window in case on emergency, move bed from window, fire/safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, and thermostate cover missing on hallway
8.10 General Health and Safety/Site and Neighborhood Conditions
side walkway for unit is cluttered with tenants items, clear path to walk
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
2.3 Kitchen/Electrical Hazards
light fixture not working
3.12 Bathroom/Tub or Shower
Tub surface peeling / rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector and carbon monoxide detector are inoperable or missing.
5.2 Secondary Rooms/Security
Garage - repair hole in door
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace filter
Clean air intake vent
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home
1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-9-26-22 R/S from 9-29-22 to 10-10-22 Owner can not make it that day
CH-6-17-22 R/S from 6-21-22 to 7-19-22 owner said tenant will be moving out . Pre call 510-237-4426
No Show

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

2.6 Kitchen/Ceiling Condition
Make free of peeling paint

3.12 Bathroom/Tub or Shower
Repair defective shower diverter; repair leaking control knobs

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All rooms)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Repair inoperable heating unit

1.1 Living Room/Living Room Present
8/23/2022 Owner called needs to reschedule one more time. Only one more item to repair. Moved from 8/29/2022 to 10/6/2022 1pm-4pm. Call 30min prior 510-734-4393 Advised this will be the final reschedule. NO MORE RESCHEDULES PER JEN. Alison
JC-8-18-22 Spoke to the owner who called and advised he sold this unit 3 years ago advised he will need to forward a copy of the closing statement. Owner will have daughter cb for the email.
CH-2-18-22 R/S from 2-28-22 to 5-2-22 owner states repairs will be done by 4/29
CH-2-7-22 R/S from 2-8-22 to 2-28-22 owner said repairs not done Pre call 30 min prior 510-734-4393
CH-11-8-21 R/S from 11-22-21 to 12-10-21 owner will be out of town Pre call 510-734-4393
NE at 10:20am on 5/2/22. Landlord still making repairs.
NE at 1:00pm on 6/17/22. Landlord still making repairs.

1.3 Living Room/Electrical Hazards
Cap off missing knockout breakers in control panel

2.3 Kitchen/Electrical Hazards
Replace missing outlet cover

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

3.7 Bathroom/Wall Condition
wall next to tub has water damage, repair

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

2.10 Kitchen/Stove or Range with Oven
all burners must be in working condition and self -ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-22-22 to 10-6-22 Owner order stove not in yet
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
1.1 Living Room/Living Room Present
CH-9-16-22 R/S from 9-223-22 to 10-6-22 owner stats repairs not done
CH-9-2-22 R/S from 9-12-22 to 9-22-22 repairs will not be done by then Pre call 30 min prior 609-658-3269
CH-7-13 R/S from 7/15 to 8/4 owner said tenant has covid Pre call 30 min prior 609-658-3269
CH-6-16-22 R/S from 6-17-22 to 7-15-22 owner has covid and can only do Thur or Fri. Pre call 30 min prior 609-658-3269
CH-5-12-22 R/S from 6-10-22 to 6-17-22 owner will be out of town Pre call 30 min prior 609-658-3269
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door off hinges, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-13-22 R/S from 7-15 to 8-11 owner states window is on order

7/15/22no show 12;13 pm tan house,brown trim
9/1/22 No Show
2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard (Lower unit)
3.5 Bathroom/Window Condition
Repair window to hold open without props (Lower Unit)
4.4 Other Rooms/Security
Remove keyed locks from interior doors
1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)
1.1 Living Room/Living Room Present
10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22
1.1 Living Room/Living Room Present
10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22
1.4 Living Room/Security
Replace damaged screen door; replace missing lock
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance
3.7 Bathroom/Wall Condition
Make free of peeling paint
4.5 Other Rooms/Window Condition
Move personal items block egress

5.4 Secondary Rooms/Other Potential Hazardous Features
Investigate and remove black organic substance on walls (laundry room)
1.1 Living Room/Living Room Present
10/6/22 n/s light grey with green door picture take (jw) 12:11pm
8/1/22 no show, gray building/green trim 11:12 am
1.5 Living Room/Window Condition
Investigate and remove black organic substance; Repair to provide weathertight seal
1.6 Living Room/Ceiling Condition
Repair water damaged area; repair holes in ceiling
1.7 Living Room/Wall Condition
Investigate and remove black organic substance; Repair and replace damaged and missing baseboards
1.8 Living Room/Floor Condition
Replace damaged soiled carpet throughout unit; replace missing threshold
2.10 Kitchen/Stove or Range with Oven
Replace drip pans
3.6 Bathroom/Ceiling Condition
Investigate and remove black organic substance; repair water damaged area
3.8 Bathroom/Floor Condition
Replace missing threshold
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)
6.1 Building Exterior/Condition of Foundation
Repair damaged foundation vent covers
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector - Hall
1.1 Living Room/Living Room Present
10/6/22 n/s 12:13pm light grey whit green door, phone/door no answer.

NE at 11:30am on 6/28/22. Tenant unavailable.
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show - 9/13/22
1.1 Living Room/Living Room Present
No-show - 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
2.6 Kitchen/Ceiling Condition
evidence of leak, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home

1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22

8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door

2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed

2.11 Kitchen/Refrigerator
refrigerator light inop

1.5 Living Room/Window Condition
repair/ window not working as designed (wont open) x2

2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10/11/22 inspection canceled by claudia 9am-12pm (jw)

4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in bedroom

2.12 Kitchen/Sink
Garbage disposal inoperable

2.11 Kitchen/Refrigerator
replace deteriorating door gasket

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units

1.7 Living Room/Wall Condition
Large crack on wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds

1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw

1.8 Living Room/Floor Condition
Transtion strip cut hazard repair

4.4 Other Rooms/Security
Closet door off track left rear bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22
1.4 Living Room/Security
large gap around door and door not closing as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair
2.3 Kitchen/Electrical Hazards
light switch inop, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
recaulk around tub,
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.
1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace
6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366
1.6 Living Room/Ceiling Condition
Make free of peeling paint
6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation
6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard
1.1 Living Room/Living Room Present
NE at 1:00pm on 6/20/22. Tenant exposed to COVID-19.
2.10 Kitchen/Stove or Range with Oven
knobs for stove missing and burner cover missing, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation, safty haz
8.7 General Health and Safety/Other Interior Hazards
no working smoke detector in unit, unit must have a smoke detector in common areas and bedrooms
1.1 Living Room/Living Room Present
pre-call 30 minutes before 510-994-1704
8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks - remove/replace key door locks

4.4 Other Rooms/Security
All bedrooms have key door locks - remove/replace key door locks
10/17/22 fail- key locks on both doors still to bed room, tenant didnt understand letter send out (English barrier)

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

2.12 Kitchen/Sink
Faucet loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must be in working conditions, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
smoke detector not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

3.12 Bathroom/Tub or Shower
tub faucet constantly running, handel broken

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch staircase has loose and deteriorating steps,and railings replace boards

6.3 Building Exterior/Condition of Roof and Gutters
Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)

4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace

4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint

4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace

1.1 Living Room/Living Room Present
JC-10-17-22 Spoke to the owner who called to request a reschedule - tenant is sick. R/S to 10/25. Owner will call if she needs to change the date.
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet bases – repair/replace

1.1 Living Room/Living Room Present
GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-17-22 owner states tenant not home Pre call 30 min prio 650-918-8005
8/4/2022 Received email from owner. Tenants will not be home. Please reschedule. Contacted Brian out in the field to advise to cross off route. He confirmed. Rescheduled inspection from 8/4/22 to 8/16/2022 9am-12noon. Sent email to owner with reschedule information. Notices mailed out. Alison

1.4 Living Room/Security
security screen door not properly secure, repair/replace

2.10 Kitchen/Stove or Range with Oven
oven inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper not working properly, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

tub diverter not working as designed

caulking deteriorating, recaulk

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window will not lock as designed, repsir
4.7 Other Rooms/Wall Condition
closet wall has black discoloration, repair
4.6 Other Rooms/Celing Condition
ceiling bulging, repair
1.1 Living Room/Living Room Present
CH-2/17/21 senior facility, per property mgr per city, rescheduled from 3/4/21 to 4/15/21. Do not do any further reschedule.

CH-1/21/21 senior facility, per city, rescheduled from 1/15/21 to 3/4/21

11/16/20 senior facility, per City reschedule from 11/18/20 to 1/15/21
NE at 11:30 am on 8/30/21. Tenant unavailable.
1.8 Living Room/Floor Condition
Move items blocking egress through unit. Clear path to all windows and doors
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min 510-356-8878
CH-10-20-22 Owner call in gaqve permission to r/s with tenant
CH-10-20-22 Must call 30 min prior gated area 510-301-6815
No show brown house white trim first unit
1.1 Living Room/Living Room Present
CH-10-20-22 R/S from 11-3-22 to 11-22-22 tenant has several doctor appts. Pre call 30 min prior 510-417-8886
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in bedroom - repair/replace
4.7 Other Rooms/Wall Condition
Bottom right side of closet very badly discolored - repair/remove/repaint/repair
2.12 Kitchen/Sink
garbage disposal inop, reairy

faucet dripping/leaking, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. next to stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet leaking from base, repair
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, replace
2.tub rusting, resurface
3.8 Bathroom/Floor Condition
loose tile on floor, repair
1.1 Living Room/Living Room Present
CH-8-3-22 Pre call 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral reversed
1.1 Living Room/Living Room Present
10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose - repair/replace

1.1 Living Room/Living Room Present
10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-9-6-22 Pre call 30 min prior 707-235-3347
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 8-30-22 ro 9-15-22 owner said tenant can not get off work Pre call 30 min prior 415-924-4835
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
No common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
1.1 Living Room/Living Room Present
8/4/22 no entry, tenant not notified of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower area very badly worn/damaged - repair/replace/recaulk

10-17-22 new fail-top surface layer badly peeling/deteriorating- resurface (jw)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.1 Living Room/Living Room Present
CH-10-21-22 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
pre-call owner 1 hour prior 510-908-0591
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. evidence of infestation

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector on third level of home

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner is having surgercy Pre call 30 min prior 510-566-3606

1.1 Living Room/Living Room Present
CH-10-24-22 Pre call upon arrival 510-915-3508 jason
No show no access to property 9/27/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213

1.1 Living Room/Living Room Present
Property sold

10/6/22 n/s 1:50pm off white colored house with white trim green door also dog in the window (jw) picture taken

5/5/20 rescheduled from 5/14 to 6/8 due to COVID-19
3/20/2020 Left msg on owners v/m to reschedule. Concerns due to corona virus. Moved from 3/23/2020 to 4/20/2020
4/3/20 due to COVID-19 concerns, moved from 4/17 to 5/14
No show 9/1/22

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

1.1 Living Room/Living Room Present
No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

1.1 Living Room/Living Room Present
No-show tan house brown trim
10-25-22 No show left notice took picture

1.1 Living Room/Living Room Present
No show tan house brown trim
10-25-22 No show took picture left notice

1.1 Living Room/Living Room Present
No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified
yellow with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace

1.1 Living Room/Living Room Present
CH-9-9-22 R/S from 9-12-22 to 9-26-22 owner states had to order parts not done Pre call 30 min prior 510-323-2292
No show call 30 minutes prior no answer

1.4 Living Room/Security
repair damaged door jam/frame, front door
2.6 Kitchen/Ceiling Condition
ceiling peeling paint, repair
3.5 Bathroom/Window Condition
install missing screen on window for ventilation
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear stairs from back porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
2.6 Kitchen/Ceiling Condition
repair cracks on ceiling
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760
2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair
2.12 Kitchen/Sink
sink faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath
3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom
3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22 Pre call 30 min prior 510-244-0085
JC-8-12-22 Spoke to the pm who called and advised they have to pull a permit repairs pending r/s from 8/15 to 8/29
CH-6-2-22 R/S from 6-3-22 to 7-11-22 owner states repairs are not done
CH-4-12-22 Pre call 30 min prior 510-244-0085. Has 2 unit go to Fran Way first

1.4 Living Room/Security
Replace damaged thumb turn lock

2.7 Kitchen/Wall Condition
Repair large cracks

3.1 Bathroom/Bathroom Present
Repair damaged shower tiles - 1st floor

4.6 Other Rooms/Celing Condition
Investigate and remove black organic substance (2nd floor)

6.3 Building Exterior/Condition of Roof and Gutters
Investigate and repair roof leak

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged fence in backyard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector - 2nd floor hall

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

2.12 Kitchen/Sink
leak under sink, repair

1.1 Living Room/Living Room Present
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
No Show 9/12/22

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking underneath, repair

bathroom 2

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

1.1 Living Room/Living Room Present
10-11-22 R/S from 10-11-22 to 10-24-22 mail notice
10/11/22 inspection canceled by claudia 9am-12pm (jw)

2.10 Kitchen/Stove or Range with Oven
Remove foil - fire hazard; Install range hood filter

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet doors

3.3 Bathroom/Electrical Hazards
Repair inoperable outlet

4.7 Other Rooms/Wall Condition
Repair large hole in wall

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair large hole in wall

1.1 Living Room/Living Room Present
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm

CH-7-26-22 R/S from 8-1-22 to 8-29-22 repairs are not done
CH-6-10-22 R/S from 6-14-22 to 6-28-22 pm said tenant has covid Pre call 30 min prior 510-236-8366

1.6 Living Room/Ceiling Condition
Make free of peeling paint

6.1 Building Exterior/Condition of Foundation
Repair busted crawl space door; Seal all gaps and holes in foundation

6.4 Building Exterior/Condition of Exterior Surfaces
Repair damaged and leaning fence in backyard

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

1.4 Living Room/Security
large gap around door and door not closing as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia 9am-12pm

CH-9-27-22 Pre call 30 min prior 415-360-4226 gated area
No Entry at 1:00PM 7/1/22
NE at 11:00am on 6/7/22. Tenant unavailable.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Not Properly Mounted / Loose from Floor Flange.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-10-26-22 Spoke to the owner who called and advised they are having a issue with the tenant and requested to r/s the 10/31 inspection. r/s to 12/5

1.1 Living Room/Living Room Present
JC-12-1-22 Spoke to the owner who advised the tenant is sick. r/s 12/5 inspection to 12/27. pc to the number below.
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

1.1 Living Room/Living Room Present
CH-10-26-22 R/S from 10-31-22 to 11-17-22 owner said tenant has dr appts

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
PRE-CALL 510-374-0662

1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Front left & middle burners - not working properly- repair/replace

1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

1.1 Living Room/Living Room Present
No-show tenant stated they weren't notified 9/27/22

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
CH-8-24-22 Pre call 1HR prior 415-731-0303

8/11/22 no show, white building/duplex 2:05pm

1.4 Living Room/Security
Front door Has very large air gap & not closing securely/very loose – Safety/security hazard – repair/replace
Weatherstripping around front door entry very badly worn/damaged – repair/replace

1.5 Living Room/Window Condition
Front living room window frame very badly discolored – repair/replace/drain
2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet drawer missing – repair/replace

10/17/22 cabinet drawer face cover still missing with exposed screws (cutting hazard)
4.4 Other Rooms/Security
Closet door very badly damaged – repair/replace
4.7 Other Rooms/Wall Condition
Right side wall by door damage – repair/replace/repaint
Bottom right side wall by door very discolored – remove/repair/paint
4.10 Other Rooms/Smoke Detectors
Missing smoke detector- repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area – repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-10-28-22 Pre call 30 min prior 415-823-7970
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address
1.1 Living Room/Living Room Present
Please pre-call the owner at 916-410-8973 on the date of the re-inspection
JC-10-31-22 Spoke to the owner who called and advised the leak is coming from the neighbors house. Owner advised to her knowledge all repairs were complete. Advised the fail items are still pending. Owner advised multiple times that the leak is coming from another house, and they do not know who the owner is to have the issue resolved. Advised if there is standing water or a hazard on her property she will need to have that addressed.
CH-10-6-22 8.6 was enter a a pass instead of a fail as of 10-6-22 it was change to a fail . And owner will not be charge for the next inspection per Jennifer
CH-9-8-22 R/S from 9-12-22 to 10-6-22 owner states the water leak is in the next door house going into her yard she is try to get ahold of the realtor because that house is for sale
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair (downstairs)
7.6 Heating and Plumbing/Plumbing
there is a leak outside rear, right side of house, investigate and repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace worn/soiled/ripping and deteriorating carpet upstairs hallway and staircase, health and safety haz
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-375-7933
1.1 Living Room/Living Room Present
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
1.1 Living Room/Living Room Present
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1.1 Living Room/Living Room Present
pre-call 510-417-6168
JC-10-31-22 Spoke to the pm who called to r/s the 11/1 inspection. R/s to 11/28
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show - tenant stated they weren't aware of inspection
Left notice took picture
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
1.1 Living Room/Living Room Present
Front door has air gap- repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector
4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace
1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture
1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
pre-call property manager Tammy at 510-414-6973
1.1 Living Room/Living Room Present
CH-11-1-22 Pre call 30 min prior 510-332-7441
11-1-22 9am-12pm
Called contact number many times and no answer
Unable to access property to ring or knock
Left notice took picture
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 12-1-22 owner said tenant is not avail Pre call 30 min prior 510-223-2821
1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior
510-512-6159
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink very damaged/detaching from wall - repair/replace/recaulk
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self igniting properly - repair/replace
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
1pm-4pm 11-1-22
No show left notice took picture
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose-repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom was locked - couldn't inspect room
Left side bedroom has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
3.12 Bathroom/Tub or Shower
Caulking very badly worn/deteriorating - repair/replace/recaulk
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector – repair/replace
1.1 Living Room/Living Room Present
CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway – repair/replace.
1.1 Living Room/Living Room Present
CHG-11-4-22 R/S from 11-17-22 to 11-29-22 owner is out of town Pre call 30 min prior 510-459-6214
1.1 Living Room/Living Room Present
11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 9am-12pm
No show left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.5 Other Rooms/Window Condition
Clear window ingress - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
1.1 Living Room/Living Room Present
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace
3.4 Bathroom/Security
Door knob missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-9-8-22 R/S from 9-12-22 to 9-26-22 repairs not done per owner
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/excessive rusting, replace
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
The floor indicates a condition where there is evidence of deterioration and damage, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-9-22-22 Pre call 30 min prior 925-872-0554 or 925-943-6689
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Walkway/front porch – has very large cracks – safety/tripping hazard – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway Smoke detector Inop - repair/replace
Remove key door lock from all bedrooms – safety hazard – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure severely low - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inop – repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom smoke detector in operable – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign
CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510 R/S

CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
11-7-22 11am-12pm
N.S property is empty up for sale - left notice took picture of for sale sign

CH-8-31-22 Property mgr call said unit is for sale will send proof 415-513-2510
CH-8-12-22 R/S from 8-22 to 9-1 owner not ready Pre call 30 min prior 415-782-7333

JC-7-20-22 Owner called and advised the house is not currently tenant occupied. May put house on the market. Owner requested to r/s from 7/25 to 8/22. Will cb if needed.
1.1 Living Room/Living Room Present
CH-8-26-22 R/S from 9-1-22 to 10-6-22 Owner said tenant is just getting over covid and is elderly. Pre call 30 min prior 510-708-3892- mail out notice

n/s 10-06-22 knocked on door for inspection someone answered the door and stated i cant come in for an inspection but i can check the water heater and spoke about an old inspection and was told bye the owner not to let me in the unit (jw)
#C stated they spoke with housing change inspection from #C to #F inspected #F
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
2.2 Kitchen/Electricty
Range hood light - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace

1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI - not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace

3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace

2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace

1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538

1.1 Living Room/Living Room Present
pre-call 510-323-3030

1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-9-20-22 Please make first on route if possible. Call 510-333-9461 30 min prior.

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. downspout disconnected at front of house, repair

6.4 Building Exterior/Condition of Exterior Surfaces
exterior light outside kitchen inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31

4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31

1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/2022 n/s 11:30am light tan duplex with white door, door/phone no answer

no show2;10 pm .8/4/22 gate locked gray duplex/white trim
Denied access 9/1/22

1.1 Living Room/Living Room Present
11-8-22 11am-2pm
N.S left notice took picture

10/6/22 n/s 12:30pm unable to complete inspection due to no complex door number improper information i gave outreach a phone call but didnt receive a call back for proper information, numbers were 1-7 (jw)

8/11/22 no access, tenant has language barrier, unable to perform inspection
No show – 9/13/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace

1.1 Living Room/Living Room Present
CH-11-9-22 Pre call 1HR prior 925-948-5954

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704 pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

1.8 Living Room/Floor Condition
replace/missing heater floor vents (rodent access)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
CH-10-11-22 Inspector did not get route R/S from 10-10-22 to 10-17-22 Pre call 30 min prior 510-701-2782 Make first on route
6/10/2022 Owner (Alice) called in to reschedule. Tenant has COVID-19. Gave her some dates and she chose 7/17/2022 between 9am-12noon. Moved from 6/10/2022 She will inform tenant of new date. AL Also contacted inspector Bycha to remove from route. Confirmed. Owners #510-701-2782

4.4 Other Rooms/Security
Remove key locks from all bedrooms

1.1 Living Room/Living Room Present
10-25-22 owner call in inspector never show up said tenant and owner was there waiting ask color of house he said it is green he must of gone to the wrong house and should not be charge for it
10-24-22 no entry yellow house with white trim 12:57 spoke with tenant on the phone she stated she didnt receive a notice and no one was home (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
CH-8-15-22 R/S from 8-16-22 to 8-29-22 owner said tenant has covid Call 30 min prior 510-913-1123
JC-8-15-22 Tenant called to r/s due to covid - advised the owner needs to call to make the request - 7 people in the house 2 have covid currently.
GA-7/27 spk w/ owner rs from 7/27 to 8/16 due to tenant being sick.

1.8 Living Room/Floor Condition
Flooring very badly damaged - repair/replace

6.1 Building Exterior/Condition of Foundation
Front of house foundation Vent covers missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace

3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace

1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture

4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace

1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace

1.4 Living Room/Security
Smoked detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace

4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Patio door handle - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Right side Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.8 Bathroom/Floor Condition
Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349
1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace
1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 12-1-22 to 11-29-22 owner said T can only be there Mon,or Tues Pre call 30 min prior 510-672-2629
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-11-16-22 Pre call 30 min prior 510-207-3918
1.1 Living Room/Living Room Present
CH-11-16-22 Complaint inspection old carpet railings post on balcony is rotten, bath/kitchen floors slats, paint on walls doors are chipping off PH# 415-716-8401
11-17-22 N.S couldn't leave notice no access took picture
1.1 Living Room/Living Room Present
JC-11-16-22 Spoke to the owner and rescheduled the 11/22 inspection to 12/20 (owner not available during scheduled time). Pre-call 510-685-1003. 11-3-22 R/S from 11-3-22 to 11-22-22 owner will be out of town Pre call 510-685-1003
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
The renter has been informed and she requests if the appt. could be narrowed in time and more towards the end of that window. She works late hours and usually sleeps at 9:00 a.m.
Our phone number is 510-235-3134 and a good email is: sancabisa@gmail.com
1.1 Living Room/Living Room Present
CH-11-17-22 R/S from 12/5/22 to 12/19/22 owner needed a afternoon appt Pre call 30 min prior 510-233-4406
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
No-show – 9/13/22
2.11 Kitchen/Refrigerator
Replace missing Refrig handle.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet running constantly,repair
3.6 Bathroom/Ceiling Condition
remove black organic substances
5.2 Secondary Rooms/Security
basement
5.4 Secondary Rooms/Other Potential Hazardous Features
basement ceiling has evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home
2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace
3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace
3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk
1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace
4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946
1.4 Living Room/Security
Smoke detector - repair/replace
4.4 Other Rooms/Security
Door sticker plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121
3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace
1.1 Living Room/Living Room Present
CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
1.1 Living Room/Living Room Present
CH-11-21-22 R/S from 12-15-22 to 11-29-22 Owner will be out of town Pre call 30 min prior 510-374-0662
11-3-22 9am-12pm
No show left notice took picture
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
1.1 Living Room/Living Room Present
pre-call owner 925-323-7318
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace
1.1 Living Room/Living Room Present
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.4 Living Room/Security
Common area smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint

4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-1-22 to 12-27-22 owner needs more time Pre call 30 min prior 415-821-0432
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint
3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting
4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace
4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace
3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace
3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace
4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
Key door lock - remove/repair/replace
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-28-22 Spoke with owner gated area code # 2426 Pre call 30 min prior 916-812-2426
1.1 Living Room/Living Room Present
12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
1.1 Living Room/Living Room Present
JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
JC-11-28-22 Spoke to the owner and r/s the 11/29 inspection to 12/12pm - tenant is out of town. Advised I would follow up with the inspector as the owner said repairs were done on 10/24. JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090

2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair

2.6 Kitchen/Ceiling Condition
repair cracks on ceiling

3.3 Bathroom/Electrical Hazards
install GFCI outlet

5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998

1.1 Living Room/Living Room Present
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

1.1 Living Room/Living Room Present
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346

1.1 Living Room/Living Room Present
CH-11-29-22 R/S from 12-5-22 to 12-29-22 has contractor camming out Pre call 707-816-9940

1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756

1.1 Living Room/Living Room Present
CH-11-29-22 Pre call 30 min prior 510-292-8629

1.1 Living Room/Living Room Present
PRE-CALL the owner at 510-650-6608

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22

2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 11-29-22 to 12-20-22 owner out of town Pre call 30 min prior 415-595-5073
1.1 Living Room/Living Room Present
CH-12-1-22 R/S from 12-5-22 to 12-27-22 owneer will be out of town Pre call 30 min prior 408-218-7000
1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work. JC-11-28-22 OWNER GAVE APPROVAL TO RESCHEDULE INSPECTION WITH THE TENANT. Spoke to the owner and r/s the inspection from 12/1 to 12/22. Tenant may cb.

1.1 Living Room/Living Room Present
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

1.1 Living Room/Living Room Present
CH-12-1-22 pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556

1.1 Living Room/Living Room Present
CH-10-14-22 Pre call 30 min prior 510-701-1289

4.10 Other Rooms/Smoke Detectors
All bedrooms have key door locks – remove/replace key door locks

1.1 Living Room/Living Room Present
10-24-22 no entry/no access light grey complex green trim with black gate locked to enter complex 1:58pm phone no answer went to voicemail (jw)

CH-10-11-22 R/S from 10-11-22 to 10-24-22
10/11/22 inspection canceled by claudia all 9am-12pm
pre-call 510-338-2978
JC-7-19-22 The owner called and requested to r/s to a Monday morning as that is the only day the tenant is available. R/s from 7/28 to 8/22

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet missing door knobs, repair

2.3 Kitchen/Electrical Hazards
light switch inop, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
recaulk around tub,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
No-show tenant stated they were not notified 9/27/22
1.1 Living Room/Living Room Present
pre-call 510-927-5522
JC-8-3-22 The owners daughter called and requested to r/s the inspection as she just received the inspection notice. r/s from 8/4 to 8/22
No-show blue blinds in front window 9/27/22
10-27-22 No show left notice took picture

11-29-22 11am-2pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace
2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace
3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace
1.1 Living Room/Living Room Present
11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
12-1-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 11am-2pm
N.S left notice took picture
1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace
3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint
3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace
3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace
3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace
4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace

4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation
1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units
1.2 Living Room/Electricity
11/22/22 no show, spoke with property manager, she states she was not notified of inspections
1.7 Living Room/Wall Condition
Large crack on wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet in hall way upstairs bunching up trip hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
Over grown grass/weeds
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22 no show, managment states they were not notified
1.8 Living Room/Floor Condition
Transtion strip cut hazard repair
4.4 Other Rooms/Security
Closet door off track left rear bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working
8.3 General Health and Safety/Evidence of Infestation
Roache infestation
1.1 Living Room/Living Room Present
no show, unit being remolded, spoke to repair man present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287

7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed
3.4 Bathroom/Security
door deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen
4.10 Other Rooms/Smoke Detectors
install
2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover
1.1 Living Room/Living Room Present
no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
replace deteriorating door gasket
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
10/11/22 n/s spoke with property management Linda she stated that tenants were not notified due to her not receiving inspection notice letter, i called in and spoke with jade from outsource she lidna and jade can figure out where the notices when. jade ask me to continue with inspection and see if i can gain access to units (jw
1.2 Living Room/Electricity
11/22/22 no access, tenat not notified of inspection
1.7 Living Room/Wall Condition
repair large cracks on wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet bunching up in hallway, upstairs, repair/replace carpet
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
All burners not working
2.3 Kitchen/Electrical Hazards
Replace damage GFI right of sink
4.10 Other Rooms/Smoke Detectors
Left fron bedroom missing smoke detector
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.3 Living Room/Electrical Hazards
Light switch cover broken replace
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
no access, tenant not notified of inspections
2.10 Kitchen/Stove or Range with Oven
Ventilation over stove inoperable and screen needs to be cleaned or replaced
3.8 Bathroom/Floor Condition
Transition strip to bathroom pulling up trip hazard
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.8 Living Room/Floor Condition
Carpet bunching up throughout unit repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Outside exterior walkway carpet needs repair
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
2.11 Kitchen/Refrigerator
Inoperable light
2.12 Kitchen/Sink
Garbage disposal inoperable
4.7 Other Rooms/Wall Condition
Left rear bedroom wall peeling paint
1.1 Living Room/Living Room Present
10/11/22 no entry due to hostile environment i was spoken to by a group of guys and felt unsafe, maintenance was unable to walk with me due to him working in a unit (jw)
1.2 Living Room/Electricity
11/22/22 no access, tenant not notified of inspections
1.4 Living Room/Security
Gap at front door between threshold and flooring
1.8 Living Room/Floor Condition
Carpet bunching up and soiled in hall/livingroom replace
2.10 Kitchen/Stove or Range with Oven
Oven inoperable
2.11 Kitchen/Refrigerator
Refrigerator leaking and door handle loose

2.12 Kitchen/Sink
Kitchen faucet broken replace
2.3 Kitchen/Electrical Hazards
Outlet broken under sink
2.6 Kitchen/Ceiling Condition
Ceiling fan inoperable replace/repair
2.7 Kitchen/Wall Condition
Wall damaged under sink
3.7 Bathroom/Wall Condition
Bathroom wall damaged repair
4.4 Other Rooms/Security
Bedroom door handle broken
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.1 Living Room/Living Room Present
pre-call 510-747-5463
JC-12-7-22 Spoke to the owner who advised the detached garage is not a part of the tenants lease/rent. Owner advised they do not have any access to it. Explained the 12/6 results have not been entered to see if there was any fail present but advised I would notate that information.
1.1 Living Room/Living Room Present
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show tenant refused entry 9:40 9/15/22
2.10 Kitchen/Stove or Range with Oven
repair/ inop stove not working as designed
2.11 Kitchen/Refrigerator
refrigerator light inop
2.5 Kitchen/Window Condition
repair/ not working as designed (gets stuck)
loc:left side of sink
8.1 General Health and Safety/Access to Unit
repair/ large hole in door bottom left corner(pest entry) Loc:basement door
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner states tenant wil;l not be there Pre call 30 min prior 510-717-5346
CH-12-2-22 R/S from 12-8-22 to 12-22-22 owner say tenant out of town Pre call 30 min prior 830-703-6106 or 510-717-5346
CH-11-29-22 Pre call 30 min prior 510-717-5346
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10	Other Rooms/Smoke Detectors
	inop- loc; rear left bedroom
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 9am-12pm
	N.S Not notified left notice took pic
1.1	Living Room/Living Room Present
	12-5-22 1pm-4pm
	N.S left notice took pic
2.10	Kitchen/Stove or Range with Oven
	Hood range light not working properly - repair/replace
3.8	Bathroom/Floor Condition
	Very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet handle loose - repair/replace
	Caulking behind sink - repair/replace
3.12	Bathroom/Tub or Shower
	Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7	Bathroom/Wall Condition
	Towel rack - repair/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms must have smoke detectors - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Backyard fence leaning very badly - repair/replace
1.4	Living Room/Security
	Co2 detector - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Hood range light - repair/replace
4.4	Other Rooms/Security
	Remove key door locks from all bedrooms - remove/replace
4.10	Other Rooms/Smoke Detectors
	All bedrooms smoke detectors- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door/doors - repair/replace
2.10	Kitchen/Stove or Range with Oven
	Oven light - repair/replace
4.10	Other Rooms/Smoke Detectors
	Up stairs smoke detector - repair/replace
1.6	Living Room/Ceiling Condition
	Water damage - repair/replace/repaint
2.2	Kitchen/Electricty
	Kitchen light - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Upstairs toilet handle loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	1st floor bathroom sink hot water pressure very low - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Deck/porch in backyard very worn/damaged - repair/replace
2.12	Kitchen/Sink
	Very badly worn/damaged - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	2nd floor smoke detector - repair/replace
8.1	General Health and Safety/Access to Unit
	Doorbell - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Porch very badly cracked -repair/replace
1.4	Living Room/Security
	Smoke detector & Co2 detector - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-6-22 9am-12pm
N.S Not notified left notice took picture
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-06-22 do to inspector did not go out.spoke with owner mail out notice

CH-10-31-22 Pre call 30 min prior 510-375-7933
1.7 Living Room/Wall Condition
Large crack hallway - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.4 Living Room/Security
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
12-8-22 11am-2pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
1.2 Living Room/Electricity
Light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-14-22 Spoke to the owner who called and advised the tenants child tested positive for covid. r/s 12/15 inspection to 1/12
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
1/12/23 pre-call no answer 415-656-6817 light tan house white and brown trim and green door picture taken 1:32pm (JW)

PRE-CALL TENANT JUAN 415-656-6817
12-8-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10-6-22 n/s door no answer,no contact number not provided light tan building with white door 11:30am (have pictures) (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
JC-4-13-22 owner called and advised he will not be in town 4/15 R/S TO 5/31
4.10 Other Rooms/Smoke Detectors
Left Bedroom - missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-520-6291
10/6/2022 n/s light tan building with white door, phone no answer, phone number not provided 11:32am (jw)

9/6/2022 Received email from owner to reschedule. Needs more time to make repairs. Moved from 9/8/2022 to 10/6/2022. 9am-12noon. Notices mailed out. Alison
GA-6/27 rcvd email from owner tenants had to vacate due to fire need to rs moved from 6/27 to 7/18 9-12pm notices mailed out
4-13-22 Owner called and advised the tenant is away - requested to reschedule from 4/1 to 5/31
1.3 Living Room/Electrical Hazards
oulet/switch cover plate broken, replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture

1.1 Living Room/Living Room Present
CH-12-16-22 Pre caqll 30 min prior 510-776-6322
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master Bedroom toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 Pre call 30 min prior 510-776-6322
2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace
1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting- repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
Shower/tub Handle broken - repair/replace
Shower/Tub diverter not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub/shower diverter not working properly - repair/replace
4.4 Other Rooms/Security
Right side has key door lock - remove/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater
1.1 Living Room/Living Room Present
CH-10-31-22 Pre call 30 min prior 510-847-0123 has 3 unit
4.3 Other Rooms/Elecrtical Hazards
GFCI outlet in laundry room not working correctly - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
3.12 Bathroom/Tub or Shower
H/C handle broken/not working properly - repair/replace
4.4 Other Rooms/Security
Left side bedroom - has key door lock n- remove/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drawer knob - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
1st Bedroom - missing smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light switch - broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
2x - Large burner's - not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x - bedrooms missing smoke detectors - repair/replace
1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.4 Living Room/Security
Front door - inner/outer area of door frame - very badly damaged - repair/replace
2.8 Kitchen/Floor Condition
Flooring - damaged/cracked - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Very badly damaged/worn/chipped - safety hazard - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
PRE-CALL cell 415-668-5177 or 415-999-8538
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-9-19-22 Spoke to the owner who advised he is still working on repairs and requested to r/s the 9/26 inspection. R/s to 10/10 Please call 30min prior 415-793-2090
CH-9-7-22 R/S from 9-15-22 to 9-26-22 owner states repairs not done
7/21/2022 Owner called and tenants will be out of town. Moved from 7/25/2022 to 8/11/2022 9am-12noon. Owner confirmed. Please call 30min prior 415-793-2090
2.12 Kitchen/Sink
Faucet damaged/leakage. loose, repair
3.3 Bathroom/Electrical Hazards
install GFCI outlet
5.3 Secondary Rooms/Electrical Hazards
garage light inop

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
4.4 Other Rooms/Security
Remove keyed entry lock
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - damaged/missing- repair/replace
3.12 Bathroom/Tub or Shower
Tub spout plate - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 30 min prior 510-776-6322
4.4 Other Rooms/Security
2nd floor Bedroom door lock - remove/repair/replace
1.4 Living Room/Security
Patio door handle - repair/replace

4.4 Other Rooms/Security
Bedroom key door lock - remove/repair/replace
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
CH-11-14-22 R/S from 11-28-22 to 12-19-22 owner said repairs are not done PC 415-517-4292
No-show tenant stated they weren't notified
yellow with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor bathroom sink has very large hole - cutting hazard- repair/replace
1.1 Living Room/Living Room Present
CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-19-22 do to inspector did not go out. mail out notice

CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
JC-9-1-22 gate code #6888 pH# 707-334-2684
no access. gated community in hilltop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st Floor Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287
1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle
3.13 Bathroom/Ventilation
Clean ventilation fan
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace
1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking very worn - repair/replace
3.13 Bathroom/Ventilation
Vent not working properly - repair/replace
Vent cover- missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Missing smoke detector
4.4 Other Rooms/Security
Remove key door lock - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common living area missing smoke detector and Co2 detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Remove all 3 key door knobs - repair/replace
2.12 Kitchen/Sink
Inside of sink - chipped/damaged - repair/resurface/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind Sink - worn/damaged - repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk
3.2 Bathroom/Electricty
2/3 lights - not working properly - repair/replace
3.7 Bathroom/Wall Condition
Tissue roll holder - missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 R/S from 11-29-22 to 12-15-22 Owner said tenant will be out of the country Pre call 626-787-3887 or 510-260-9969
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

10/17/22 fail- pilot lit but does not blow any air left heater on while i did inspection at unit #376 upstairs from this unit heater was cold at touch after 7mins nut pilot was still lit (not working as designed)

1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

4.4 Other Rooms/Security
Bedroom right side of kitchen - key door lock - remove/replace

4.5 Other Rooms/Window Condition
Clear window ingress - remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - worn/damaged - repair/replace/recaulk

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet - not working properly - repair/replace

3.4 Bathroom/Security
Door knob missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Temperature control cover - missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-25-22 Pre call 30 min prior 510-236-8366

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace

1.1 Living Room/Living Room Present
11-8-22 9am-12pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Back Right side bedroom smoke detector in operable – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable - repair/replace

1.1 Living Room/Living Room Present
CH-10-13-22 R/S from 10-17-22 to 11-8-22 owner states repairs are not done Pre call 510-289-7181

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
Denied access no-show 9/1/22

10/6/2022 light green building with light tan trim and tan door 11:15am phone no answer, door no answer picture taken (jw)

11-8-22 11am-2pm
N.S left notice took picture

12/15/22 no access, spoke to tenant, he was not aware of inspection, owner also not aware

1.1 Living Room/Living Room Present
no show 12:16 pm gray house,fence around yard

4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
11-8-22 1pm-4pm
N.S left notice took picture
12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side Bedroom 2nd floor - smoke detector - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
11-10-22 1pm-4pm
N.S called tenant asked requested - NO ANSWER
Left notice took picture

CH-11-3-22 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 12-12-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-541-3358
CH-11-3-22 Pre call 30 min prior 510-541-3358
2.10 Kitchen/Stove or Range with Oven
Hood range light - not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co2 detector - repair/replace
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
(jw) light grey with white trim picture taken 12:52pm 12/20/22

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10/18/22 n/s 1:48pm light grey house with white trim door/phone no answer

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
NE 1:04 pm gray house/white trim 8/2/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink faucet loose – repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
2.12 Kitchen/Sink
Faucet handle missing/broken - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Very many large cracked/uneven areas in drive way - safety/tripping hazard- repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored with brown tri, white van in drive way phone/door no answer picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

10-18-22 n/e spoke with tenant at door stated that she didnt receive notice was not allowed entry (jw)

CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route

NE 8/2/22 tenant not notified, refused
No show 9/15/22
1.1 Living Room/Living Room Present
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom
4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-12-9-22 R/S from 12-12-22 to 12-20-22 owner had to order hood over stove Pre call 30 min prior 510-734-2111
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Faucet not properly secured/very loose - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out spoke with owner. mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
2.12 Kitchen/Sink
Faucet loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in operable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in common area hallway - repair/replace.
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S from 11-7-22 to 11-28-22 owner has covid
CH-10-14-22 R/S from 10-18-22 to 11-7-22 repairs not done Pre call 30 min prior 510-502-7405
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub/shower

6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

1.1 Living Room/Living Room Present
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-599-8228 - spoke to the owner who called and advised she will not be available 12/;27 r/s to 1/19am -JC
12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.1 Living Room/Living Room Present
12/22/22 inspector entered incorrect results. The only fail in this unit was "loose toilet" which was verified as repaired on 12/22/22

1.3 Living Room/Electrical Hazards
Hallway outlet cover plate - missing - repair/replace

3.12 Bathroom/Tub or Shower
Caulking - very badly damaged/worn - repair/replace

3.4 Bathroom/Security
Interior Doorframe - very badly damaged - repair/replace

3.7 Bathroom/Wall Condition
Hole in wall - repair/replace/repaint

3.8 Bathroom/Floor Condition
Baseboards - very badly damaged/worn - repair/replace

4.4 Other Rooms/Security
Remove all Bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present

1.1 Living Room/Living Room Present
12/22/22 no entry- light green with white trim & red door phone/door no answer no contact information picture taken 2:21pm (jw)

8/24/2022 Owner called to reschedule. Tenants are out of the country. Doesnt know when they will be back. He can not be there. Moved from 8/29/2022 to 9/15/2022 1pm-4pm. Owner confirmed. He will call us back a week prior to the inspection if the tenants arent back. Alison

11-17-22 N.S left notice took picture
4.3 Other Rooms/Elecrtical Hazards
Master bedroom light inop,repair
1.1 Living Room/Living Room Present
12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry phone/door no answer, white with blue trim & red bricks 12:56pm (jw)

11-29-22 9am-12pm
N.S left notice took picture

No show - white with Brown trim red front door 9/29/22
10-25-22 No show left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030. text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22

4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area

8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture

1.1 Living Room/Living Room Present
11-29-22 9am - 12pm
N.S left notice took picture
JC-10-4-22 Spoke to the owner who called and advised the window is being delivered Friday. Requested to r/s the 10/6 inspection to 10/24.
CH-9-8-22 R/S from 9-13-22 ro 10-6-22 owner has window on order has not came in yet Pre call 510-928-8760

2.10 Kitchen/Stove or Range with Oven
1.all burners must self ignite

2. oven control panel falling into stove, repair

2.12 Kitchen/Sink
sink faucet loose, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Clogged/Leaking/ or not working properly.

front bath

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink vanity top Cracked/Needs Repair/Replacement.

middle bath

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath

3.3 Bathroom/Electrical Hazards
light fixture inop middle bathroom

3.4 Bathroom/Security
door broken, repair/replace middle bathroom

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom

1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice

8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed

1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)

4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom

4.4 Other Rooms/Security
replace/ key lock entry on door knob

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.10 Kitchen/If No Stove
all burners must self ignite

2.11 Kitchen/Refrigerator
repair/ light inop

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-22-22 to 12-13-22 owner has repairs that she wants to do Pre call 510-994-1704
pre-call 30 minutes before 510-994-1704

1.3 Living Room/Electrical Hazards
repair/ celiling light fixture not working as designed (cuts off also very dim)

4.8 Other Rooms/Floor Condition
replace/ missing heater floor vent (rodent access)

6.1 Building Exterior/Condition of Foundation
repair\deteriorating trim with large hole for rodent access
loc:above patio door (backyard)

6.4 Building Exterior/Condition of Exterior Surfaces
all access vents should be checked for rodent access

8.3 General Health and Safety/Evidence of Infestation
evidence of rodent infestation

1.1 Living Room/Living Room Present
CH-11-10-22 R/S from 11-28-22 to 12-13 owner will be out of town
pre-call 415-706-5268
JC-10-12-22 Spoke to the owner who called and advised repairs are done but he will be out of town 10/18. r/s to 10/25pm. pre-call to the number above
10-25-22 No show left notice took picture

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.rear deck has holes and loose railings, repair

2. install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors on main level and second level of home,

1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic

2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace

1.4 Living Room/Security
Hallway smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector not working properly

4.10 Other Rooms/Smoke Detectors
1st Bedroom missing smoke detector

4.4 Other Rooms/Security
1st bedroom door striker plate missing- repair/replace

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic

1.1 Living Room/Living Room Present
12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic

1.1 Living Room/Living Room Present
1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer
12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-29- to 12-27-22 owner said can not get off work Pre call 30 min prior 510-456-5227
No-show tenant stated they weren't notified 9/27/22

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
Security screen door very badly damaged/corroded/rusted - replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door beneath sink is broken/missing - repair/replace

3.12 Bathroom/Tub or Shower
2nd floor bathroom
Caulking around the top of shower is very badly worn/damaged
Repair/replace/recaulk

3.6 Bathroom/Ceiling Condition
2nd floor bathroom
Very badly discolored - remove/repair/repaint

3.7 Bathroom/Wall Condition
2nd floor bathroom
Very badly discolored - remove/clean grouting

4.10 Other Rooms/Smoke Detectors
2nd left side bedroom missing smoke detector - repair/replace

4.4 Other Rooms/Security
2nd left side bedroom remove key door knob- remove/replace

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31.
r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

1.1 Living Room/Living Room Present
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-11-11-22 R/S form 12-5-22 to 12-29-22 owner daughter call father pass away she and her brother are taking over Kearn 707-631-4809. tenant ph# 510-685-5349

1.5 Living Room/Window Condition
Windows unable to open safety hazard – repair/replace

1.8 Living Room/Floor Condition
Carpet Very badly worn/damaged throughout house – repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Water pressure very low dash repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom smoke detector in operable – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector in operable -repair/replace

1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 12-15-22 to 12-29-22 owner said repairs not done Pre call 30 min prior 510-210-4592
CH-10-28-22 Pre call 30 min prior 415-823-7970

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall

8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway

3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom

4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left

1.1 Living Room/Living Room Present
12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic

1.1 Living Room/Living Room Present
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 door no answer spoke with owner on pre-call number said he was not notified tenant was at work also (jw)

CH-12-6-22 owner call in said pre call 30 min prior Carlo 510-685-6002 or Shawn 510-479-2171

12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880

8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry

1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom

4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard

1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421

2.10 Kitchen/Stove or Range with Oven
hood range light/inop

4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom

1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan

6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
2nd floor hallway - smoke detector - repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners have to self ignite - repair/replace

3.7 Bathroom/Wall Condition
Towel rack missing - repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector- repair/replace

1.1 Living Room/Living Room Present
Common area smoke detector - missing repair/replace

2.10 Kitchen/Stove or Range with Oven
Burners not igniting properly- repair/replace

4.10 Other Rooms/Smoke Detectors
1st Bedroom - smoke detector - repair/replace

4.3 Other Rooms/Elecrtical Hazards
1st Bedroom - light switch cover plate - repair/replace

3.12 Bathroom/Tub or Shower
Inside of shower - remove/repair/recaulk

1.1 Living Room/Living Room Present
CH-10-28-22 R/S from 10-31-22 to 11-17-22 owner wanted same date and time as of 582 5th Pre call 30 min prior 650-465-0946

1.4 Living Room/Security
Smoke detector - repair/replace

4.4 Other Rooms/Security
Door sticker plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 R/S from 10-31-22 to 11/17/22 owner is out of town Pre call 30 min prior 510-367-1121

2.10 Kitchen/Stove or Range with Oven
Stove haven't - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - repair/replace
Cabinet doors - paint peeling - repair/repaint

3.7 Bathroom/Wall Condition
Entire bathroom paint worn peeling - repaint

4.3 Other Rooms/Elecrtical Hazards
Left side Bedroom - light switch cover plate missing - repair/replace

1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 together

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together

2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace

4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink cabinet drawer - missing - repair/replace

3.12 Bathroom/Tub or Shower
Tub chipping badly - repair/resurface/replace
Shower wall damaged/cracked badly - repair/replace

3.12 Bathroom/Tub or Shower
Shower spout leaking - repair/replace

1.4 Living Room/Security
Hallway smoke detector & Co2 detector - repair/replace

3.5 Bathroom/Window Condition
Window frame decaying/water damaged very badly - repair/replace

3.8 Bathroom/Floor Condition
Floor paneling - decaying/water damaged very badly - repair/replace

4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace

4.4 Other Rooms/Security
Key door lock - remove/repair/replace

4.5 Other Rooms/Window Condition
Right side Bedroom window frame decaying/damaged very badly - repair/replace

1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace

2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.4 Living Room/Security
Common are smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in shower - repair/recalling/replace
Tub/Shower diverted not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder - repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.4 Living Room/Security
Patio door not locking/working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly -repair/replace
3.12 Bathroom/Tub or Shower
Caulking in/around tub/shower - repair/replace/recaulk
Tub spout - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor - Left side Bedroom- smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-812-9975
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
PRE-CALL owner 415-849-5453 - Spoke to the owner and r/s the 1/12 inspection to 2/9 - advised owner will cannot r/s further as we have been rescheduling since 10/22 -JC
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

1.1 Living Room/Living Room Present
PRE-CALL OWNER 626-606-4243

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

1.5 Living Room/Window Condition
windows will not open as deigned, repair/replace all windows must be able to open, close and lock as designed

3.4 Bathroom/Security
door deteriorating, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

2.10 Kitchen/Stove or Range with Oven
ventilation light inop and replace grease screen

2.3 Kitchen/Electrical Hazards
install kitchen light fixture cover

3.3 Bathroom/Electrical Hazards
replace GFI, button deteriorating

4.10 Other Rooms/Smoke Detectors
install

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
CH-10-24-22 R/S from 10-27-22 to 11-22-22 owner states tenant husband has covid Pre call 925-391-5581
CH-10-12-22 R/S from 10-13-22 to 10-27-22 owner said tenant has covid Pre call 30 min prior 925-391-5581
CH-9-23-22 R/S from 9-27-22 to 10-13 owner will be out of town

3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace

1.1 Living Room/Living Room Present
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven light - repair/replace

4.10 Other Rooms/Smoke Detectors
Up stairs smoke detector - repair/replace

1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored

3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.11 Kitchen/Refrigerator
light INOP/repair
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
1.5 Living Room/Window Condition
repair/ left window will not open
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
1.1 Living Room/Living Room Present
12-12-22 9am-12pm
No show left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose- repair/replace
1.7 Living Room/Wall Condition
install missing baseboards
2.12 Kitchen/Sink
faucet dripping, repair
1.1 Living Room/Living Room Present
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner said unit not ready have not been able to contact tenant Pre call 30 min prior 510-685-2287
7.4 Heating and Plumbing/Water Heater
HWH leaking from top, repair/replace

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
PRE-CALL (510) 334-5453
JC-1-11-23 Spoke to the owner and scheduled the 1/16 inspection to 1/17
JC-12-22-22 Spoke to the owner who called and advised they need more time for the repairs r/s to 1/5 inspection to 1/16. Owner will cb to move date if needed.

2.10 Kitchen/Stove or Range with Oven
Left front burner - not working properly - repair/replace
Oven light - not working properly repair/replace
Microwave oven - not working properly - repair/replace

2.12 Kitchen/Sink
Faucet base loose - repair/replace
Garbage disposal - not working properly repair/replace
Dishwasher - not working properly - repair/replace

3.8 Bathroom/Floor Condition
Master Bedroom bathroom - very large hole in floor/carpet - repair/replace
Closet door - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door - not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture

1.1 Living Room/Living Room Present
CH-1-11-23 Pre call 30 min prior David 510-439-7908

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater.

1.1 Living Room/Living Room Present
JC-1-11-23 Owner advised OK for tenant to reschedule tomorrows inspection. Tenant will cb- owner could not provide the tenants number. - Tenant called back. r/s to 2/9 tenant has medical issue.
JC-1-11-23 Spoke to the tenant who called to r/s the 1/12 inspection. Advised the owner has to call to request a r/s or to give permission for the tenant to do so.
CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

No show 9/26/22
10-25-22 No show tenant stated she wasn't aware/notified about any inspection left notice took picture

12-12-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578
1.1 Living Room/Living Room Present
1/9/22 no repairs made (jw)
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable – repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom at end of hallway smoke detector missing/inoperable -repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
1.7 Living Room/Wall Condition
Hole in wall – repair/replace/repaint
2.10 Kitchen/Stove or Range with Oven
Rear left and right burners not working properly dash repair/replace
2.11 Kitchen/Refrigerator
Stripping around refrigerator/freezer – worn/damaged – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
First bedroom missing smoke detector – repair/replace
4.4 Other Rooms/Security
Door very badly damaged – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Third bedroom smoke detector inoperable/missing – repair/replace

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector in operable/missing - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

No show 9/19/22

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture

8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard

4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)
11-14-22
N.S left notice took picture

2.10 Kitchen/Stove or Range with Oven
Range light not working - repair/replace
Oven light not working - repair/replace
2.11 Kitchen/Refrigerator
Refrigerator light not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat broken - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in tub shower very worn - Repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpet bunching throughout unit - tripping/safety hazard - repair/replace
1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11Tenant passed away 9/11/22

11-14-22
N.S left notice took picture
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
1.1 Living Room/Living Room Present

1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)
11-14-22
N.S left notice took picture
1.1 Living Room/Living Room Present
1/9/22 door no answer 12:22pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture

2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)

2.12 Kitchen/Sink
replace/ missing aerator

2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP

3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:23pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 door no answer 1:11pm talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

1.1 Living Room/Living Room Present
no repairs made 1/9/22 (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working – repair/replace

2.12 Kitchen/Sink
Faucet spout not working properly – repair/replace

3.13 Bathroom/Ventilation
Hallway bathroom ventilation not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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3.12 Bathroom/Tub or Shower
Tub won't drain – repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation – health hazard – remove infestation

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

4.4 Other Rooms/Security
Both bedrooms key lock doors – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace

1.1 Living Room/Living Room Present
1/9/22 door no answer talked to property management she said(yuly urdrina) that she was not notified about inspections, she was upset acting like i sent the letters out and blamed me for it,, after that she asked for a copy of 32 inspections but did not inform me i need to give her my license plate number so i will not get my car towed,, i continued to do my inspections after 1hour and 30mins my car was towed from the property july had an issue with me from the beginning because she was not informed about the letters on me coming for inspections today (1-9-22) she was very rude the 1st and 2nd time i spoke with her ,, we were never informed that we have to leave our license plate number for a non tow> nobody was notified that i was coming to preform an inspection today (JW)

11-14-22
N.S left notice took picture

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N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

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11-14-22
N.S left notice took picture

1.1 Living Room/Living Room Present
1/9/22 no repairs made (JW)

11-14-22
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
The last bedroom in the hallway remove keyed door lock - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Floor Heater plate cover damaged - repair/replace

1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
1/10/23 spoke with tenant at door she stated she did not receive notice and management didnt notify her n/s (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
1.1 Living Room/Living Room Present
1/10/23 n/s tenant answered door and stated she received not notified by letter or office (jw)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 n/s spoke with tenant and stated they did not receive notice

11-15-22 N.S left notice took picture

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Both bedrooms keyed door locks - remove/replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector missing in hallway - repair/replace
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)
4.4 Other Rooms/Security
Last bedroom and hallway missing smoke detector - repair/replace

1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

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11-15-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/10/23 door no answer, management said they did not receive notice for inspection spoke with new assistant manager (JW)

11-15-22 N.S left notice took picture
1.2 Living Room/Electricity
Hallway light - not working properly - repair/replace
1.8 Living Room/Floor Condition
Upstairs carpet - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove all bedroom door locks. - repair/replace
1.1 Living Room/Living Room Present
incorrect address #5547 highland ave

CH-11-21-22 Property mgr call in said the address is 5547 not 5539. Pre call 30 min prior 925-812-0829
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
All Bedrooms must have smoke detectors - repairs/replace
1.1 Living Room/Living Room Present
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.4 Living Room/Security
Smoke detector & Co2 detector - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors- repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
1.1 Living Room/Living Room Present
CH-11-11-22 Pre call 30 min prior 415-684-5454
2.12 Kitchen/Sink
Very badly worn/damaged - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-6-22 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
Hallway smoke detector - repair/replace
4.4 Other Rooms/Security
Remove Kerry door lock. - repair/replace
1.1 Living Room/Living Room Present
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
4.4 Other Rooms/Security
Remove bedroom key door locks - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
2.10 Kitchen/Stove or Range with Oven
Left front burner not working properly - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front of front porch - very badly damaged/deteriorating/water damaged - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.4 Living Room/Security
Smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Back rear burners not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-12-7-22 Pre call 30 min prior 510-290-5987
1.2 Living Room/Electricity
Light not working properly - repair/replace
1.5 Living Room/Window Condition
Windows not keeping a tight seal - repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove burners not working properly - repair/replace
3.4 Bathroom/Security
Bedroom bathroom door - damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Right front burner not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
Open ground outlet - repair/replace
4.3 Other Rooms/Elecrtical Hazards
2nd bedroom open ground outlet - repair/replace
1.1 Living Room/Living Room Present
CH-10-27-22 Pre call 1HR prior 510-697-0152
12-12-22 1pm-4pm
N.S left notice took picture

4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/12/23 n/s light peach colored house pre-call / door no answer picture take 11:55pm (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-213-2687
1/12/23 light creamed colored house with white trim phone/door no answer picture taken 1:47pm (JW)
1.4 Living Room/Security
Smoke detector- repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedroom some detectors - repair/replace
1.1 Living Room/Living Room Present
CH-1-18-23 pre call 30 min prior 510-290-9449
1.4 Living Room/Security
2x - common areas - smoke detectors- repair/replace
4.4 Other Rooms/Security
Bedroom door lock - remove/repair/replace
1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace

1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace
1.1 Living Room/Living Room Present
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954
1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint
2.2 Kitchen/Electricty
Kitchen light - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace
1.1 Living Room/Living Room Present
1/17/23 owner provided proof unit is now owner occupied

off white with green trim grey mustang in drive way picture taken phone/door no answer 2:50pm (jw)

no show, unit being remolded, spoke to repair man present
1.1 Living Room/Living Room Present
1/11/23 owners provided proof this unit is owner occupied

1/5/22 owner said they are no longer on the program (jw)

11-7-22 11am-2pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture
12-12-22 9am-12pm
No show tenants are the owners of 627 Key Blvd
109 Big Bear Ct is there private residence - (own) not a rental. Stated they have gone into the office notifying/filled out the paperwork for corrections but still hasn't been updated.
Left notice took picture

1.1 Living Room/Living Room Present
1/19/23 n/e phone no answer left notice took picture (JW)

JC-1-19-23 Spoke to the owner who called to provide a pc number the same day. Advised it must be added before the inspection date. 12-1-22 11am-2pm
N.S left notice took picture

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture under renovation

1.2 Living Room/Electricity
outlet inop ;Loc next to window

1.1 Living Room/Living Room Present
JC-1-19-23 Spoke to the owner who called and advised the outlet is working/disputing fail. Explained per the inspectors report the out was not working on 12/27. Advised that item should pass on 2/13 if it is in working condition.
PRE-CALL 707-704-7584
12-1-22 1pm-4pm
N.S left notice took picture
Under renovations

2.2 Kitchen/Electricty
gfci outlet inop :Loc next to refrigerator

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain

3.12 Bathroom/Tub or Shower
repair/ top surface layer showing signs of deterioration

1.1 Living Room/Living Room Present
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
3x Remove all bedroom key door locks - repair/replace

1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)

5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)

4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace

1.5 Living Room/Window Condition
Window pane cracked - repair/replace

1.7 Living Room/Wall Condition
Large crack hallway - repair/replace

1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant is out of the country PC 30 min prior 415-335-3357
1.4 Living Room/Security
Smoked detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range cover plate - repair/replace
4.4 Other Rooms/Security
Bedroom next to kitchen - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
4.4 Other Rooms/Security
remove all keylocks x4
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
4.4 Other Rooms/Security
x4 remove all keylocks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)

1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
1.1 Living Room/Living Room Present
CH-1-3-23 R/S from 1-5-23 to 1-16-23 owner said tenant is not letting him into the unit
CH-12-12-22 R/S from 12-19-22 to 1-5-22 Pre call 30 min prior 510-377-5421
CH-11-18-22 R/S from 11-28-22 to 12-19-22 Owner is out of town Pre call 30 min prior 510-377-5421
CH-9-27-22 R/S from 9-28-22 to 10-18-22 owner said tenant will be out of town Pre call 30 min prior 510-377-5421
2.10 Kitchen/Stove or Range with Oven
hood range light/inop
4.10 Other Rooms/Smoke Detectors
inop- loc; rear left bedroom
1.1 Living Room/Living Room Present
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)
2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom missing smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
wrong address provided 432 33rd st (JW)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture
2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
12/20/22 pre-call no answer light grey with white trim grey siding picture taken 2:55pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

Pre-call 510-406-5546 or the owner at 415-385-7700
JC-10-5-22 Spoke to the owner who called and advised 2 people were waiting on 9/26/22. Advised the inspection was missed, but he will get a r/i notice. Notated the pc info.
No-show 9/26/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Both Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub/shower
6.3 Building Exterior/Condition of Roof and Gutters
Back upper entrance Roof slate not properly secured-safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9am-12pm 10-31-22 No show left notice took pic
1.4 Living Room/Security
Hallway smoke detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Range cover plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway toilet base loose - repair/replace
Master bedroom sink faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range vent cover - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector - repair/replace

8.1 General Health and Safety/Access to Unit
Side gate need proper locking mechanism - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking around sink - remove repair recaulk
1.1 Living Room/Living Room Present
1-19-23 address did not have unit#315 tried calling out source for information no answer also unable to see note unless its for reinspection (JW)

UNIT 315

1pm-4pm 11-1-22
No show dry sheet missing tenants unit number. Called contact number no answer. Took picture

12-13-22 11am-2pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
4.4 Other Rooms/Security
x2 remove key lock entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.4 Bathroom/Security
remove key lock entry
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)

1.1 Living Room/Living Room Present
1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

1.1 Living Room/Living Room Present
1/23/23 Spoke to the owner and r/s 1/31 to 2/13. Tenant has been in the hospital. PRE-CALL 510-932-9658 OR 510-367-9518
1-11-23 Spoke to the owner Herberdean who called and advised she gives the tenant permission to call and schedule a re-inspection. The owner does not live in the city and the tenant has been hospitalized.
12/27/22 light grey house with white trim & grey roof picture take 11:50am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
PRE-CALL 510-333-7489
JC-1-24-23 Spoke to the owner and R/S the 2/9 inspection to 2/28. Owner advised the current tenant is moving out and they need time to turn the place.
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner still doing repairs
12/27/22 N/E light green house white trim,red steps,notice in white mail box picture taken phone?door no answer 12/27/29 (jw)

JC-12-27-22 spoke to the owner who called and advised her daughter lives in this unit (owner saying she sent in prrof via mail last month) explained I do not show that we have received/updated the information.
CH-11-29-22 owner call in said daughter lives in house not rental anymore sent proof 1 week ago. R/S from 12-1-22 to 12-27-22 510-759-2998
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-12-20-21 R/S from 12-21-21 to 2-1-22 tenant exposed to coved Pre call 510-734-7842
NE at 9:55am on 11/23/21. Tenant not notified.
NE at 11:00am on 5/3/22. Landlord unavailable.
NE at 10:00am on 6/20/22. Landlord still making repairs.
3.5 Bathroom/Window Condition
Replace cracked window pane
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
1.1 Living Room/Living Room Present
2/16/23 didnt make inspection on time due to inspector (JW)

JC- 2/16/23 Spoke to the owner who called and left a message at 6:32pm on 2/15 (outside business hours) advising the tenant is sick/would like to r/s. Advised owner we cannot r/s inspections the same day. Advised she will get a R/I notice in the mail as she indicated the tenant may not open the door.
1/25/2023 Received message from owner. Call 30min prior 510-233-2072 Alison
1.1 Living Room/Living Room Present
owner occupied
1.1 Living Room/Living Room Present
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
1.1 Living Room/Living Room Present
Cancel schedule wrong unit
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329
1.1 Living Room/Living Room Present
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-272-1342
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present
CH-10-31-22 R/S from 10-31-22 to 11-29-22 owner states tenant has covid Pre call 30 min prior 510-323-3030.
text inspector do not go to the above address

11-29-22 11am-2pm
N.S left notice took picture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ damaged cracked concrete before red stairs; uneven posing tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
1.4 Living Room/Security
Co2 detector inn common area - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burner's must self ignite - repair/replace
2.11 Kitchen/Refrigerator
Door handle damaged - repair/replace
2.4 Kitchen/Security
Both doorways/entryways - clear ingress from blocking entry points
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
1.1 Living Room/Living Room Present
JC-12-6-22 Spoke to the owner and r/s the 12/8 inspection to 12/22- pre-call 510-367-2962
JC-12-6-22 Owner will cb to r/s the 12/8 inspection.
7.4 Heating and Plumbing/Water Heater
repair/TRP value must drain outside or through exterior wall;posing safety hazard
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
11-17-22 N.S took picture left notice
1.3 Living Room/Electrical Hazards
replace/ open ground outlet ;Loc both outlets in front upon entry (x2)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
4.3 Other Rooms/Elecrtical Hazards
replace/ missing light switch cover :Loc left bedrrom
4.4 Other Rooms/Security
replace/ key lock entry on door knob
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater
8.7 General Health and Safety/Other Interior Hazards
repair/ unit had 3 breakers in circuit box tripped electrical should be checked out (owner stated he was waiting for vendor to make repairs)
1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 1-3-23 to 1-24-23 owner said repair not done
CH-10-21-22 Pew call 30 min prior 510-701-2685
2.10 Kitchen/Stove or Range with Oven
3/4 burner's - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - broken/not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom key door lock - remove/replace

1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 1pm-4pm. Notices mailed out. Alison

1.1 Living Room/Living Room Present
JC-10-26-22 PRE-CALL 510-816-7885. Spoke to the owner who called and advised she is not available 10/31. r/s to 12/5

3.12 Bathroom/Tub or Shower
repalce/tub diverter not working as designed (per City and agreement with owner and tenant, this item removed and unit updated to a pass)

1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison

1.1 Living Room/Living Room Present
PRE-CALL 510-333-9641 - Spoke to the owner and r/s the 2/2 inspection to 2/13. Owner asked if the garage could be looked at during the inspection. Advised I would make a note, but explained we cannot get involved in tenant owner disputes/lease issues.

1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

1.1 Living Room/Living Room Present
PRE-CALL 415-269-0279

1.1 Living Room/Living Room Present
Property being sold, tenant moved out.

PRE-CALL IDA 510-672-0330

1.1 Living Room/Living Room Present
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owne gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

3.7 Bathroom/Wall Condition
Discoloration on wall - remove/repair/repaint

1.1 Living Room/Living Room Present
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom

2.8 Kitchen/Floor Condition
repair/damaged flooring

1.2 Living Room/Electricity
repair/ missing light switch cover

1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)

2.11 Kitchen/Refrigerator
light INOP/repair

2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
2.2 Kitchen/Electricty
repair/ light above sink INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
1.1 Living Room/Living Room Present
1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk

4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch very badly cracked -repair/replace
8.1 General Health and Safety/Access to Unit
Doorbell - repair/replace
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
3.13 Bathroom/Ventilation
INOP
2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance (master)
3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint
3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)
3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)
2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard
1.1 Living Room/Living Room Present
2/2/23 spoke with owner on phone tenant has covid (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

10-24-22 no entry white house light tan trim 11:22am phone/door no answer
CH-10-10-22 inspector did not get route R/S from 10-10-22 to 10-24-22
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
No show 9/15/22
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.10 Other Rooms/Smoke Detectors
replace/ missing smoke detector Loc;1st floor left bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/ missing smoke detector Loc; 1st floor common area
8.7 General Health and Safety/Other Interior Hazards
replace/ missing C02 detector ;Loc 1st floor common area
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
4.4 Other Rooms/Security
remove key lock entry (left & master)
3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test
1.1 Living Room/Living Room Present
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle
3.4 Bathroom/Security
repair/replace broken shower door handles (hall)
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)
4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)
8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate
4.4 Other Rooms/Security
remove key lock entry all bedrooms X3
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
1.1 Living Room/Living Room Present
2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
2/6/23 spoke with owner on phone he stated he was not notified (JW)
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
1.1 Living Room/Living Room Present
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 925-786-7898
1.1 Living Room/Living Room Present
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.1 Living Room/Living Room Present
CH-2-8-23 R/S from 2-27-23 to 3-6-23 owner is out of town Pre call 30 min prior 510-828-0203
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)

4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
1.1 Living Room/Living Room Present
2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
2/7/23 spoke with owner on phone she stated tenant should be home door no answer (jw)
1.1 Living Room/Living Room Present
1/7/23 N/S no access locked gate phone no answer called 3x picture taken (jw)
1.1 Living Room/Living Room Present
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
3.3 Bathroom/Electrical Hazards
light / inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
1.1 Living Room/Living Room Present
2-9-23 Pre call 30 min prior 510-374-8653
1/16/23 N/E no access no contact info gated community

12/22/22 N/E unable to gain access in to complex no contact information provided picture taken also wait 5mins to try and gain access (jw)

11-29-22 1pm-4pm
N.S - left notice took picture
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-10-23 Pre call 30 min prior 510-543-8899
1.1 Living Room/Living Room Present
1/3/22 no show light green with cream trim and red stairs spoke,pictures taken 1:54pm (JW)

CH-10-24-22 R/S from 10-31-22 to 11-17-22 owner said tenant will be out of town. Pre call 30 min prior 415-240-3213
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom

4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop

8.2 General Health and Safety/Exits
repair/replace- large hole in patio screen gate;posing cutting hazard

8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)

3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)

3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)

2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated

3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
1.1 Living Room/Living Room Present
2/10/2023 Spoke with Owner rescheduled for 2/28/2023 1pm-4pm. Call 30min prior 925-255-3115 Alison
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)
3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)
4.10 Other Rooms/Smoke Detectors
inop -right center bedroom
4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)
4.4 Other Rooms/Security
remove all keylocks x4
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater
8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area
1.1 Living Room/Living Room Present
11-10-22 9am-12pm
N.S left notice took picture
2.11 Kitchen/Refrigerator
Refrigerator/Freezer handles missing, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall from. entry has cracked/burnt receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Front patio light inoperable, bulb removed, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 11-28-22 to 12-19-22 owner said tenant will be out of town Pre call 30 min prior 408-502-4556
CH-10-10-22 Brian did not get route R/S from 10-10-22 to 10-18-22
CH-9-22-22 R/S from 9-26 to 10-10 owner said tenant will not be home out of town Pre call 30 min prior 408-502-4556

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detectors inoperable level 1 & 2, repair or replace

1.1 Living Room/Living Room Present
CH-11-23-22 R/S from 12-6-22 to 12-19-22 owner out of town

1.3 Living Room/Electrical Hazards
Outlet in hallway leading to bedrooms has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet under window has cracked receptacle, replace

1.1 Living Room/Living Room Present
CH-11-18-22 R/S from 11-22-22 to 12-19-22 unit not ready owner states need to replace bathroom floor Pre call 1 HR prior 510-685-2287
CH-10-25-22 R/S from 10-31-22 to 11-22-22 owner had to special order bedroom window Pre call 30 min prior 510-685-2287

1.3 Living Room/Electrical Hazards
Outlet right of heater has burnt receptacle, replace

Outlet right of front entry door has open ground, repair or replace with two prong receptacle

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.13 Bathroom/Ventilation
Clean ventilation fan

1.1 Living Room/Living Room Present
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No-show white house with yellow trim first unit
10-25-22 no show took picture left notice

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/heater inop Loc;hallway

1.1 Living Room/Living Room Present
11-10-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
9am-1pm 11-1-22
No show/No access - Tenant stated they didn't speak English
Left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-28-23 to 4-3-23 owner said tenant is out of the country Pre call 510-290-4054

1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)

1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 30 min prior 510-205-1296

1.1 Living Room/Living Room Present
CH -2-14-23 address is 230 S 17th
12-1-22 1pm-4pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet not full secured to flooring; LOC- hallway

1.1 Living Room/Living Room Present
2/14/23 verified as section8

1.1 Living Room/Living Room Present
JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm
1.1 Living Room/Living Room Present
CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707
1.1 Living Room/Living Room Present
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269
1.1 Living Room/Living Room Present
PRE-CALL 510-292-1342 - PLEASE GO LATE AS POSSIBLE
JC-2-17-23 Spoke to the owner who called and advised she requested to reschedule to a date that she would be available (notated below) but that request was not completed. Owner requested to r/s to 3/21pm, and to confirm the fail/location as she indicated the tenant was told something different.
1-27-23 R/S from 2-2-23 to 2-13-23 owner not avail Pre call 30 min prior 510-292-1342
2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
1.1 Living Room/Living Room Present
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
1.1 Living Room/Living Room Present
12-6-22 Pre call 30 min prior 510-236-8366

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace- loud knocking hood range fan
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (Hallway)
6.1 Building Exterior/Condition of Foundation
replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
12/29/22 unit has 3 rooms down stairs and 1 bath & kitchen

JC-11-29-22 Spoke to the owner (11/28 inspection was not conducted and was r/s due to inspector emergency). Owner is aware scheduled 12/29 1-4pm
CH-10-31-22 R/S from 11-17-22 to 11-28-22 owner said tenanr will not be there
CH-10-25-22 R/S from 11-7-22 to 11-17-22 owner will be out of town Pre call 30 min prior 702-559-4756
3.12 Bathroom/Tub or Shower
replace/missing shower handle; LOC- hallway
replace/tub diverter not working as designed
replace/ missing shower handle; LOC- basement bathroom
4.10 Other Rooms/Smoke Detectors
smoke detector inop/ LOC; basement bedroom left
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/ repair (wall heater) LOC- livingroom & hall
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 detector inop/ LOC- hallway
1.1 Living Room/Living Room Present
CH-12-16-22 R/S from 1-16-22 to 12-29-22 owner said repairs are done and wants same date as unnit A
CH-12-8-22 owner states that 3921 Barrett Ave # B is 3923 Barrett Ave.
CH-11-29-22 Pre call 30 min prior 510-717-5346 or 415-260-2880
8.7 General Health and Safety/Other Interior Hazards
Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry
1.1 Living Room/Living Room Present
12-6-22 1pm-4pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.4 Other Rooms/Security
2nd floor right side Bedroom door lock - remove/repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor - smoke detector - repair/replace
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
3.7 Bathroom/Wall Condition
repair wall, evidence of water damage

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.4 Living Room/Security
Patio door - not locking properly - safety hazard - repair/replace
2.12 Kitchen/Sink
Dishwasher - not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet handle - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI out not working properly - repair/replace
3.5 Bathroom/Window Condition
Window paneling - very badly damaged - repair/replace
3.7 Bathroom/Wall Condition
Wall/baseboard - very badly damaged/worn - repair/replace/repaint
4.7 Other Rooms/Wall Condition
Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Left side Bedroom smoke detector - repair/replace
4.8 Other Rooms/Floor Condition
Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop/ heater not working
1.4 Living Room/Security
Common area - smoke detector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs a long period of time after flushing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink - remove/repair/replace/recaulk
3.12 Bathroom/Tub or Shower
Tub very badly corroded/damaged/worn - repair/resurface/replace
3.5 Bathroom/Window Condition
Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
1.1 Living Room/Living Room Present
1/3/23 no repairs made in unit (fail) JW

CH-11-11-22 Pre call 30 min prior 510-385-1242
1.4 Living Room/Security
Common area smoke detector - repair/replace
3.7 Bathroom/Wall Condition
2nd floor toilet tissue holder-repair/replace
4.10 Other Rooms/Smoke Detectors
1st floor Bedroom smoke detector - repair/replace
4.4 Other Rooms/Security
2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace
8.1 General Health and Safety/Access to Unit
2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
CH-12-19-22 R/S from 12-20-22 to 1-5-23 owner said repairs not done
CH-11-15-22 R/S from 11-21-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-213-3555
1.3 Living Room/Electrical Hazards
replace/ outlet not working as designed top half has no power ; Loc-first right outlet upon entry
1.5 Living Room/Window Condition
repair/ left window will not open
2.1 Kitchen/Kitchen Area Present
repair/ loud knocking hood range fan
2.12 Kitchen/Sink
replace/ missing aerator
3.12 Bathroom/Tub or Shower
replace/ tub diverter inop
4.5 Other Rooms/Window Condition
repair/ window unable to open Loc-left bed
4.4 Other Rooms/Security
repair/ closet doors off track
1.1 Living Room/Living Room Present
CH-12-15-22 R/S from 12-22-22 to 1-5-23 owner said tenant not avail
11-21-22 N.S left notice took picture
1.3 Living Room/Electrical Hazards
replace/ outlet INOP ;Loc first left outlet upon entry
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
2.11 Kitchen/Refrigerator
light INOP/repair
3.3 Bathroom/Electrical Hazards
outlet hot/neutral- replace
1.1 Living Room/Living Room Present
JC-2-21-23 Spoke to the owner who called and advised she is putting the property on the market. requested to reschedule the 2/28 inspection to 3/30 - owner will send a email with proof for cancellation.
1.1 Living Room/Living Room Present
pre-call 510-407-5830
JC-2-21-23 Spoke to the owner who called and requested to r/s (tenant not available) moved from 2/27 to 3/20.
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
2.3 Kitchen/Electrical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)
2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)
1.4 Living Room/Security
smoke detector missing
3.3 Bathroom/Electrical Hazards
open ground outlet
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
4.4 Other Rooms/Security
remove key lock entry X3
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
1.3 Living Room/Electrical Hazards
open ground outlet X2
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-776-6322
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
1.1 Living Room/Living Room Present
JC-2-22-34 Spoke to the owner who called and advised the repairs were complete prior to the re-inspection. Advised the owner if the unit passes on 3/2/23 the re0inspection fee will be waived. Explained a no show or fail will prompt the fees to be due.
1.5 Living Room/Window Condition
Window pane cracked - repair/replace
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 510-237-7570
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
2.3 Kitchen/Electrical Hazards
kitchen/ celling fan light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring :Loc-hallway bath
1.1 Living Room/Living Room Present
No show 9/19/22

11-14-22
N.S left notice took picture
4.4 Other Rooms/Security
remove/ keylocked entry both bedrooms(2BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard
1.1 Living Room/Living Room Present
11-14-22
N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
replace/ missing aerator
2.11 Kitchen/Refrigerator
repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)
2.12 Kitchen/Sink
replace/ missing aerator
3.1 Bathroom/Bathroom Present
unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ heater INOP
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.6 Living Room/Ceiling Condition
ceiling cracking, repair

1.1 Living Room/Living Room Present
2/14/23 no show 2:16 pm gray building ,last unit on bottom
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
no show 2:16 pm gray building, last unit on bottom
1.1 Living Room/Living Room Present
no access, minor girl at home
1.1 Living Room/Living Room Present
no access only minor boy at home
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
no show 12:55 pm gray building, top left unit
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
JC-3-6-23 Spoke to the owner who called and requested to r/s the 3/7 inspection due to illness - r/s to 3/28.
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.1 Living Room/Living Room Present
2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)
3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage
8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)
1.1 Living Room/Living Room Present
2/27/23 house not occupied, will be renovated
2/2/23 house had city of Richmond sign posting not safe to occupy house closed off (jw)
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s light cream house with white Toyota highlander in driveway 3;15Pm pre-call number was incorrect (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
1.4 Living Room/Security
Co2 detector - repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms smoke detectors- repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedrooms - remove/replace

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

4.4 Other Rooms/Security
Striker plate missing

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room

4.4 Other Rooms/Security
Remove keyed entry lock

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-28-23 Pre call 30 min prior owner 510-821-8765 daughter 510-485-8879
1.1 Living Room/Living Room Present
1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair
8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair
1.1 Living Room/Living Room Present
2/21/23 no access, spoke to old owner, he says he is recieving mail for inspection but he does not own property anymore

/16/23 N/S spoke with a lady at the door she stated she was not notified of inspection (JW)

12/22/22 no entry tan building with white trim & white door phone/door no answer picture taken (jw)

11-17-22 N.S left notice took picture
1.1 Living Room/Living Room Present
1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17 1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk
6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
1/19/23 ne entry spoke with a lady name norma she said owner was not there and she was not notified (JW)

2.10 Kitchen/Stove or Range with Oven
Oven light not working properly - repair/replace
4.4 Other Rooms/Security
Unable to inspect - door was locked
2nd bedroom downstairs - key door lock - remove/replace
5.2 Secondary Rooms/Security
3rd bedroom downstairs - key door lock - remove/repair/replace
1.1 Living Room/Living Room Present
1/19/23 N/E 11:25am light grey house white trim and white door (JW)

no show 12:16 pm gray house,fence around yard
4.10 Other Rooms/Smoke Detectors
2nd bedroom - smoke detector- repair/replace
4.4 Other Rooms/Security
2 bedroom - key door lock - remove/replace
1.1 Living Room/Living Room Present
2/21/23 no entry gray building, black security gate around building,spoke to neighbor whoe said they were not notified of inspection

1/19/23 no entry door/phone no answer blue apartments 1:51pm (JW)

1pm- 4pm 10-31-22
No show - No access to property left. Notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry spoke to tenant, she said she was notified by owner of inspections, owners said he is not reciecving notices

1/19/23 N/E tenant stated she didnt receive notice (JW)

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
11-21-22 N.S left notice took picture

1/24/22 no show. 9:37 am yellow building, bottom unit
3.1 Bathroom/Bathroom Present
12/22/22 bathroom unable to inspect due to repairs in progress (jw)
4.10 Other Rooms/Smoke Detectors
repair/unsecured smoke detector hanging from wires Loc; right bedroom
1.1 Living Room/Living Room Present
2/21/23 no access/ spoke to tenant who stated she keeps having these inpections, but she and owners are not being notified.

1/31/23 spoke with a lady name lin at door she stated she did not receive letter (jw)

12/29/22 no entry spoke with tenant at door he stated the owner never informed him of inspection today no access to unit (jw)

12-5-22 9am-12pm
N.S Not notified left notice took pic
1.1 Living Room/Living Room Present
2/21/23 tenant not notified of inspection, i called 1 hour before

1/31/23 N/S 1:34pm spoke with owner on phone he was not aware of inspection and has been trying to contact office (jw)

1/3/22 light grey apartment light gry trim phone/door no answer 2:40pm (jw) picture taken

CH-10-27-22 Pre call 1HR prior 510-697-0152 R/S from 11/1/22 to 11/17/22 owner does not want all 4 unit together
2.10 Kitchen/Stove or Range with Oven
Front burner not working properly - repair/replace
Oven light not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Tub very damaged - resurface/repair/replace
Caulking - repair/replace
4.4 Other Rooms/Security
2nd Bedroom right side - door knob loose - repair/replace
Door very badly damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
Left side Bedroom - smoke detector - repair/replace
1.1 Living Room/Living Room Present
11-17-22 N.S Left notice took picture

1/24/23 no show, owner present, tenant not home
2.10 Kitchen/Stove or Range with Oven
replace/ deterioration hood range with excessive peeling paint; posing health hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/resurface- top layer deterioration with discoloration showing sings of discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop/repair
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
1.1 Living Room/Living Room Present
1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace
3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk
3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP
2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP
1.4 Living Room/Security
replace/ missing smoke detector
4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)
3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard
3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)
4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
4.4 Other Rooms/Security
remove key locked entry bed X3
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
PRE-CALL 415-795-8467
JC-3-2-23 Spoke to the property manager who advised the current tenants are moving out, and they plan to turn the unit for new tenants. pm requested to r/s from 3/6 to 4/20.
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry
2.3 Kitchen/Electrical Hazards
open ground outlet X4
5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)
3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left
2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)
2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard
3.12 Bathroom/Tub or Shower
repair or replace/ missing shower handle plate/cover (hall)

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area
7.4 Heating and Plumbing/Water Heater
no access
3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair
1.1 Living Room/Living Room Present
2/23/23 spoke with tenant through ring bell she stated she spoke with Claudia for a pre-call no phone number was provided tenant said she had just left the home 10:05am (JW)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior 510-206-2686
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.4 Bathroom/Security
repair/ shower sliding doors off track
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
1.1 Living Room/Living Room Present
CH-3-3-23 Pre call 30 min prior gated area 510-219-4818
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)
1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)
1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates
2.10 Kitchen/Stove or Range with Oven
hood range light /INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)
3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)
4.4 Other Rooms/Security
remove key lock entry (2nd FL master)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)
4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)
4.4 Other Rooms/Security
replace/ missing door knob(left bed)
4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
4.4 Other Rooms/Security
remove key locked entry X2
4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
1.1 Living Room/Living Room Present
3/2/23 N/S phone/door no answer light tan green trim picture taken (JW)
12/22/22 n/e phone/door no answer light tan with green trim & white door11:28am (jw)

N.S left notice took picture
2.12 Kitchen/Sink
garbage disposal INOP/repair
2.3 Kitchen/Electrical Hazards
replace/ gfci INOP left of stove
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking outside of tub the recaulk (1st FL & 2nd FL)
3.4 Bathroom/Security
repair/ shower doors off track (1st Fl hall)
reapir/ damaged cabinet with missing door (2nd FL hall)
4.10 Other Rooms/Smoke Detectors
smoke detector missing (2nd FL right)
4.3 Other Rooms/Elecrtical Hazards
replace/ light switch cover (2nd FL right)
4.4 Other Rooms/Security
x4 remove all keylocks
4.7 Other Rooms/Wall Condition
repair/ large crack (2nd FL right)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair
7.4 Heating and Plumbing/Water Heater
no access
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light fixture cover (2nd FL hall)
repair/ closet doors off track (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
1st FL/ Co2 detector missing common area
1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.1 Living Room/Living Room Present
11am-2pm 10-31-22
No show left notice took picture
12-13-22 1pm-4pm
No show tenant stated she was sick left notice took pic
1.3 Living Room/Electrical Hazards
repair/ missing light switch cover
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.3 Bathroom/Electrical Hazards
repair/ x2 gfci outlets open ground
4.3 Other Rooms/Elecrtical Hazards
repair/ all open ground outlets (front left)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace water damaged ceiling in laundry room; signs of leakage
repair/ water damage door frame (landry room)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.6 General Health and Safety/Interior Stairs and Common Halls
missing co2 detector
1.1 Living Room/Living Room Present
12-13-22 9am-1pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
12/22/22 no entry no contact information light brown with dark brown trim 1:24pm picture taken (jw)

CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. mail out notice

No show tan house brown trim
10-25-22 No show took picture left notice
1.6 Living Room/Ceiling Condition
repair/damaged, deteriorating wood section in center of living room
2.8 Kitchen/Floor Condition
repair/damaged flooring missing large sections of tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair large bulging celling hanging down posing safety hazard
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-12-6-22 PM call said tenant has covid R/S from 12-6-22 to 12-22-22 Pre call 30 min prior 510-236-8366
4.5 Other Rooms/Window Condition
repair/ large cracked window posing safety hazard (left bedroom)
5.3 Secondary Rooms/Electrical Hazards
replace/ open ground outlet in garage (right side of door)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/leaning unsecured backyard fence posing safety hazard (right side)
1.1 Living Room/Living Room Present
11-3-22 11am-2pm
No show Tenant stated they were not aware of any inspection
Denied access left notice took picture

2.10 Kitchen/Stove or Range with Oven
right front burner inop, all burners must be in working conditions as designed
2.12 Kitchen/Sink
Caulking around kitchen sink - very worn/deteriorating – repair/replace
3.12 Bathroom/Tub or Shower
Shower H/C handle - loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not properly working – repair/replace
1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture
1.1 Living Room/Living Room Present
CH-11-22-22 R/S from 11-29-22 to 12-20-22 owner will be out of town Pre call 30 min prior 510-282-0369
2.10 Kitchen/Stove or Range with Oven
repair/replace- back left & back right burner inop
4.10 Other Rooms/Smoke Detectors
inop smoke detector/ far left bedroom
1.1 Living Room/Living Room Present
3/2/23 N/S light greenish house withe trim car in driveway took picture (JW)

11am-2pm 10-31-22
No show left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
2.10 Kitchen/Stove or Range with Oven
replace/ missing hood range filter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
4.10 Other Rooms/Smoke Detectors
INOP (left bed)
7.4 Heating and Plumbing/Water Heater
replace/ Prv value has improper fitting has pvc; must use proper fitting
8.1 General Health and Safety/Access to Unit
repair/ front door missing door knob
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing smoke detector in common area
repair/ missing co2 detector in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings
3.4 Bathroom/Security
remove key lock entry
3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak
3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)

2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
1.1 Living Room/Living Room Present
CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring
3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)
1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240

3/14/23 no show 12:19 pm gray house
1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2
2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed
8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4
1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
1.1 Living Room/Living Room Present
PRE-CALL 510-333-3205
1.3 Living Room/Electrical Hazards
open ground outlets through out living room all outlet should be checked
2.3 Kitchen/Electrical Hazards
repair/replace - all open ground outlets through out kitchenall outlets should be checked
3.12 Bathroom/Tub or Shower
repair/replace - check low water pressure when shower is activated to hot setting
4.3 Other Rooms/Elecrtical Hazards
repair/replace - all bed rooms open ground outlet all outlets should be checked
1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the pm who called and advised the tenant tested positive for covid. r/s the 3/13 inspection to 3.27.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
JC-3-10-23 Spoke to the the owner who called to r/s the 3/20 inspection (in the process of evicting tenant) r/s to 4/20. CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-2-6-23 pre call to gain access 949-275-5750 or 925-786-7898
3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet wont retest
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/13/23 T provided proof they will now be the owner of the parcel and will remain living in the unit.
1.3 Living Room/Electrical Hazards
repair/replace- outlet inop (next to table)
1.5 Living Room/Window Condition
repair/replace broken window latch (left window upon entry)
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair
repair/replace- missing burner knob

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hallway)
3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (hallway)
4.10 Other Rooms/Smoke Detectors
repair/replace- INOP (left rear)
4.3 Other Rooms/Elecrtical Hazards
repair/replace- open ground outlet right side plug (front right bed)
4.4 Other Rooms/Security
inconclusive door locked to room no access (right rear) jw
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
2.6 Kitchen/Ceiling Condition
ceiling cracking, repair
1.1 Living Room/Living Room Present
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221
3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.1 Living Room/Living Room Present
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
1.1 Living Room/Living Room Present
1/3/23 spoke with a lady named Hoa at door she stated home owner or tenant was not home asked for R/S (JW)
1.4 Living Room/Security
Patio door not working/sliding properly - repair/replace
2.12 Kitchen/Sink
Caulking around sink - repair/replace/recaulk
4.4 Other Rooms/Security
Left side Bedroom door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector -repair/replace
4.7 Other Rooms/Wall Condition
Discolored behind Bed - remove/repair/repaint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Porch light not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke detector - repair/replace
1.1 Living Room/Living Room Present
3/7/23 no show 11:50 am light brown duplex/red trim

1/3/22 noshow light brown with red trim& light tan garage door contact number disconnected 1:31pm pictures taken(JW)

11-21-22 N.S - N.N - Tenant stated end they weren't notified - left notice tool picture
2.3 Kitchen/Electrical Hazards
repair/ missing outlet covers X2
repair/replace - open ground outlet (left of sink)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
repair/ check low water pressure (sink)
3.12 Bathroom/Tub or Shower
repair/shower brown discoloration
4.10 Other Rooms/Smoke Detectors
smoke detector missing (right bed)
8.1 General Health and Safety/Access to Unit
repair/replace - front door gate with large hole posing cutting hazard
1.1 Living Room/Living Room Present
3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
3/7/23 no show 1:42 pm olive/tan house, dog barking in unit

CH-2-9-23 R/S from 2-21-23 to 3-7-23 owner states this unit is sect 8 advise him to send proof
1/19/23 no entry tenant stated she was not notified not ready (JW)

1pm - 4pm 10-31-22
No show - Tenant stated they weren't notified of inspection
No access left notice took picture

12-13-22 1pm-4pm
No show left notice took pic
1.1 Living Room/Living Room Present
3/7/23 not a real address, please check address, called office, no answer
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
1.1 Living Room/Living Room Present
1/6/23 spoke with tenant through window not notified no access (JW)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.4 Living Room/Security
weatherize door, allowing cold inside
2.12 Kitchen/Sink
recalk around sink
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
excessive black discoloration, remove
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair
2.7 Kitchen/Wall Condition
wall damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.12 Kitchen/Sink
faucet dripping constantly,repair
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.
2.10 Kitchen/Stove or Range with Oven
repair/ stove inop
1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done
3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)
4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
JC-3-17-23 Spoke to the pm who called and advised the tenants are out of town/not allowing repairs. They requested to r/s the 3/20 inspection. Moved to 4/20.
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am
1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

2/14/23 no show 1:44 pm cream building
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

1.1 Living Room/Living Room Present
JC-2-10-23 Spoke to the owner who called and advised the tenant has a medical appt on 3.2 - rescheduled 3/13pm pre-call 510-804-4768 and 510-220-8021 CH-12-15-22 R/S from 12-19-22 to 1-16-23 owner said tenant has dialysis on Tuesday and Thursday Pre call 30 min prior 510-220-8021
JC-11-11-22 Spoke to the owner and r/s from 12/6 to 12/19 - tenant has appointment.

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit deteriorating;then recaulk (hallway)

3.8 Bathroom/Floor Condition
repair/ vinyl flooring along tub not fully secured to subfloor (hallway)

4.10 Other Rooms/Smoke Detectors
inop -right center bedroom

4.3 Other Rooms/Elecrtical Hazards
repair/ light fixture INOP (rear left)

4.4 Other Rooms/Security
remove all keylocks x4

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.4 Heating and Plumbing/Water Heater
unable to check bed was blocking door to water heater

8.2 General Health and Safety/Exits
large dresser blocking means of egress (center bedroom)

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector in common area

1.1 Living Room/Living Room Present
1HR prior 925-948-5954
3/21 JC Spoke to the owner who called and advised he cannot complete the deck repair due to the weather. R/s from 3/30 to 5/15 1HR prior 925-948-5954
CH-1-18-23 R/S from 1-31-23 to 3-30-23 owner needs more time to finish repairs Pre call 30 min prior 925-348-5954
1/5/22 door no answer spoke with someone on 925-948-5954 asked for reschedule not notified (jw)

CH-11-9-22 Pre call 1HR prior 925-948-5954

1.6 Living Room/Ceiling Condition
Water damage - repair/replace/repaint

2.2 Kitchen/Electricty
Kitchen light - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs toilet handle loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor bathroom sink hot water pressure very low - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Deck/porch in backyard very worn/damaged - repair/replace

1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace
3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace
1.1 Living Room/Living Room Present
JC-3-22-23 Spoke to the owner who called and advised the tenant is not available for the 4/3 inspection r/s to 5/8am.
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-10-23 to 5-4-23 owner is out of the country Pre call 205-540-2248
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector.
Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not properly secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove old deteriorating calking then re-caulk (hallway back splash)
3.12 Bathroom/Tub or Shower
repair or replace/ top surface layer chipped & deteriorating (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground (center wall outlet) LEFT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inoperable
7.2 Heating and Plumbing/Safety of Heating Equipment
repair or replace/ wall heater cover not properly secured remove tape posing safety hazard
3.12 Bathroom/Tub or Shower
repair/shoer spout pulling fron wall when pulling tub diverter
4.10 Other Rooms/Smoke Detectors
remove key locked entry (front left)

1.1 Living Room/Living Room Present
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
4.10 Other Rooms/Smoke Detectors
smoke detector missing X2 bedrooms
4.4 Other Rooms/Security
remove key locked entry (rightbed)
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
2.3 Kitchen/Electrical Hazards
open ground outlet (left side gfci)
3.12 Bathroom/Tub or Shower
repair/black organic substance on wall,cellings and inside shower unit
4.3 Other Rooms/Elecrtical Hazards
outlet not properly secured to wall (right bedroom behind bed)
8.7 General Health and Safety/Other Interior Hazards
missing smoke detector (hallway)
3.3 Bathroom/Electrical Hazards
open ground outlet gfci (hallway)
8.1 General Health and Safety/Access to Unit
front door metal gate has large hole posing safety/cutting hazrd (repair or replace)
3.12 Bathroom/Tub or Shower
repair/ toilet not properly secured to flooring (hall)
3.4 Bathroom/Security
repair or replace/ damaged warped door (hall)
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (rear left bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ open ground outlet(in front of rear left bedroom)
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms

4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
1.1 Living Room/Living Room Present
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
3.12 Bathroom/Tub or Shower
repair or replace/ water damaged wall in side shower unit (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on walls & celling (hall)
3.12 Bathroom/Tub or Shower
replace tub diverter not working as designed (hall)
remove old deteriorating caulking then re-caulk (hall)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-1-13-23 R/S from 1-19-23 to 2-9-23 owner will be out of town pre call 30 min prior 650-546-9897
12/20/22 no entry no adult was present kids said there mom left through the livingroom window phone no answer 2:25pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

GA-9/21 spk w/owner who requested to rs moved from 9/26 to 10/17am.

3/13/23 no entry ,tenant not notified of inspection
4.3 Other Rooms/Elecrtical Hazards
repair/ damaged light switch (tenant has tape on light switch) not working as designed:loc/right bedroom
4.4 Other Rooms/Security
replace/ key lock entry to bedroom, LOC; right bedroom

4.6 Other Rooms/Celing Condition
repair/ large brown discoloration spots, ;LOC back center wall
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/ heater inop
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter through out backyard .
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1 HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 Pre call 1HR prior 925-255-3091
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-7-23 to 3-20-23 owner said tenant has only Mon,Thurs off Pre call 30 min prior 510-517-6868
2/6/23 N/s no access spoke with tenant at door not notified (jw)
JC-2-7-23 Spoke to the owner who called and advised he did not rcv the letter in the mail because he is out of the country. Owner will cb once results are entered to schedule/ confirm date + add pre-call.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub hallway upstairs, peeling paint and 2.recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on top and middle level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove yard debris and tree limbs from yard. front, back, and side yards
1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129
5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz
2.12 Kitchen/Sink
sink leaking, repair
3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas
8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove

4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
2.11 Kitchen/Refrigerator
light inside inop, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
1.1 Living Room/Living Room Present
CH-3-13-23 R/S from 3-14-23 to 3-23-23 tenant will not be home per owner Pre call 30 min prior 510-851-9800
CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town Pre call 30 min prior 510-851-9800
1.3 Living Room/Electrical Hazards
repair/replace - outlets throughout Livingroom very loose unable to hold prongs (all outlets should be checked)
2.1 Kitchen/Kitchen Area Present
repiar/replace- all outlets throughout kitcken very loose unable to hold prongs (check alll outlets)
2.10 Kitchen/Stove or Range with Oven
repair/replace - microwave inoperable
repair/replace hood range inoperable
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
1.3 Living Room/Electrical Hazards
repair/replace- open ground outlet
2.3 Kitchen/Electrical Hazards
repair/replace- open ground outlet X2
3.6 Bathroom/Ceiling Condition
repair/large cracked celling
4.6 Other Rooms/Celing Condition
repaint/ large cracked ceiling (right)
2.12 Kitchen/Sink
repair/garbage disposal inoperable
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain (master)

3.12 Bathroom/Tub or Shower
repair/replace- tub top surface layer discolored with cracks (master)
4.10 Other Rooms/Smoke Detectors
repair/replace- smoke detector missing X3 bedrroms
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector inop/ (hallway)
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area
1.1 Living Room/Living Room Present
12-8-22 9am-12pm
N.S left notice took pic

2/14/23 11;41 no show, tan/brown house, red driveway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/tub top surface layer discolored
3.7 Bathroom/Wall Condition
repair/ damaged cracked wall with peeling paint : Loc next to toilet
1.1 Living Room/Living Room Present
Tenant phone: 510-393-7723 - go after 2pm if possible
Special inspection concern: no lock on front door. No heater

2/14/23 no show 3;40, blue house,white fence. spoke to tenant on phone, he wasnt notified of inspection

3/14/23 no show 12:31 pm blue house,white fence,called number provided no answer
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/INOP
1.1 Living Room/Living Room Present
CH-12-8-22 R/S from 12-22-22 to 12-29-22 owner said tenant will be out of town Pre call 30 min prior 408-888-1533
CH-11-30-22 R/S from 12-6-22 to 12-22-22 owner will be out of town Pre call 30 min prior 408-888-1533

2/13/22 no access, owner was not notified of failed items, did not want me to go to inspection, because no repairs have been finished, Barbra Kuo owner i spoke too on the phone
3.3 Bathroom/Electrical Hazards
repair/ missing ceiling light fixture cover; LOC rear bathroom
4.6 Other Rooms/Celing Condition
repair/ ceiling with large very large bulging; posing safety hazard
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)

1.1 Living Room/Living Room Present
CH-1-19-23 R/S from 1-24-23 to 2-2-23 owneer said tenant is not well Pre call 30 min prior 510-230-5410
PRE-CALL Tenant Robert at 510-230-5410 or his son john at 510-230-5778
12/29/22 light yellow bricks around house, brown trim white, grey Toyota in driveway called phone number 650-558-1571 someone picked and i stated who i was and i got hung up on 11;59am picture taken (jw)

12-5-22 1pm-4pm
N.S left notice took pic

2.10 Kitchen/Stove or Range with Oven
repair/replace - deteriorating hood range with peeling/bulging paint posing safety hazard

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (master)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ evidence of water leak underneath sink (hall)

3.13 Bathroom/Ventilation
repair/replace loud knocking fan (hall)

3.6 Bathroom/Ceiling Condition
repair/ excessive peeling paint

3.7 Bathroom/Wall Condition
repair/ black organic substance (master)

3.8 Bathroom/Floor Condition
repair/replace dark discoloration with hole and peeling from subfloor (master)

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/repair

3.1 Bathroom/Bathroom Present
repair/replace - open ground outlet test plug wont test

4.4 Other Rooms/Security
remove key lock entry (left & master)

2.11 Kitchen/Refrigerator
light inop/repair
repair/replace missing handle

3.4 Bathroom/Security
repair/replace broken shower door handles (hall)

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 2-27-23 to 3-20-23 repairs not done
CH-2-22-23 Pre call 30 min prior 510-823-3613
1/20/2023 Marilyn called in to extend her re-inspection. She hasnt heard back from the inspector regarding her question about the open ground oulets. Please reschedule. Moved from 1/23/2023 to 2/27/2023 9am-12pm. Please call 30min prior 510-823-3613 Alison CH-11-15-22 R/S from 11-28-22 to 12-19-22 owner will be out of town
JC-10-20-22 pre-call 510-823-3613 - spoke to the owner who called and advised she will be out of town on 11/7 - r.s to 11/28

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

outlet under window has cracked coverplate and receptacle, replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screen (tenant)

Rear Left and Center burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacles

1.1 Living Room/Living Room Present
PRE-CALL Ben Johnson at 510-680-3026

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-3-6-23 R/S from 3-14-23 to 3-28-23 need more time Pre call 30 min prior 510-230-1240 or 510-685-2367

3/14/23 no show 12:19 pm gray house

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
repair or replace/ open ground outlet X2 (next to stove & door)

3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2/left bed

8.2 General Health and Safety/Exits
repair or replace/open ground outlet (next to patio door inside unit)

1.1 Living Room/Living Room Present
CH-3-28-23 R/S from 4-6-23 to 4-10-23 owner can do on Mondays due to work Pre call 30 min prior 510-672-3417

1.1 Living Room/Living Room Present
3/28/2023 Owner will be out of town. Moved from 4/13/2023 to 5/11/2023. 11am-2pm. Call 30min prior 510-289-5030 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
3/27/2023 Owner called to reschedule. Tenants will not be home. Moved from 4/24/2023 to 4/27/2023 9am-12pm. Call 30min prior Nick 832-620-5440 Alison

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has a DR appt on 4/10 r/s inspection to 5/10

1.1 Living Room/Living Room Present
JC-3-28-23 Spoke to the pm who called and advised the tenant has DR appt on 4/10 - r/s inspection to 5/11.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-558-8899
JC-3-29-23 R/S THE 5/2 inspection to 5/30 - the owner will be out of the country.

1.1 Living Room/Living Room Present
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
1.1 Living Room/Living Room Present
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
1.5 Living Room/Window Condition
Window leaking
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show
1.1 Living Room/Living Room Present
CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 for gate access.
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 510-915-1615
1.1 Living Room/Living Room Present
CH-4-4-23 pre call 30 min prior 415-203-5436
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
CH-4-4-23 Pre call 30 min prior 510-325-4227
1.1 Living Room/Living Room Present
JC-4-5-23 Spoke to the owner who called and advised he will be oot - r/s the 4/10 inspection to 5/16pm
1.1 Living Room/Living Room Present
CH-4-5-23 Pre call 30 min prior 510-326-7295
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owners daughter who called and requested to r/s because the owner will be oot until June. R/s from 5/4 to 6/8.
1.1 Living Room/Living Room Present
JC-4-6-23 Spoke to the owner who called and requested to reschedule from 4/20 to 5/30 - he will be out of town.
CH-2-9-23 Pre call 30 min prior 510-374-8653
2.12 Kitchen/Sink
1. recaulk around sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged
2.3 Kitchen/Electrical Hazards
install missing cover for light fixture
3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
1.1 Living Room/Living Room Present
CH-4-6-23 owner call in said inspector did not show up

4/4/23 no show gate locked 9:14 am tan house/gray trim
1.1 Living Room/Living Room Present
JC-4-6-23 PRE-CALL OWNER 574-220-0276
Spoke to the owner who called and asked to r/s the 4/13 inspection to 6/20 (owner is flying in) - advised the tenant can be there in his place.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlet inop(next to stove)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hall)
6.4 Building Exterior/Condition of Exterior Surfaces
repair or replace/ backyard crawl space door damaged: access for pest/rodents
1.1 Living Room/Living Room Present
2/24-23 Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
1.1 Living Room/Living Room Present
CH-3-7-23 R/S from 3/7/23 to 3/28/23 owner said repairs not done

12/27/22 light grey house with green trim picture taken 11:43am (jw)

12-1-22 1pm-4pm
N.S left notice took picture
1.2 Living Room/Electricity
repair/ missing light switch cover
1.3 Living Room/Electrical Hazards
repair/replace mising all outlet covers X4

1.8 Living Room/Floor Condition
repair/replace all missing baseboards throughout livingroom
2.10 Kitchen/Stove or Range with Oven
repair/replace hood range missing filter
2.11 Kitchen/Refrigerator
light INOP/repair
2.2 Kitchen/Electricty
repair/ light above sink INOP
2.3 Kitchen/Electrical Hazards
repair/replace missing celling light fixture cover
2.8 Kitchen/Floor Condition
repair/damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace - toilet not working INOP (hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector missing/ right and left bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
repair/replace missing heater cover x2(double sided wall heater)
7.4 Heating and Plumbing/Water Heater
prv valve not properly connected- (brass pipe disconnected)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence not fully secured/ posing safety hazard

excessive over grown vegetation throughout backyard
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ missing light switch cover (hallway)
1.1 Living Room/Living Room Present
CH-3-17-23 R/S from 3/20 to 3/30 tenant has covid Pre call 30 min prior 510-529-6677
1.3 Living Room/Electrical Hazards
repair/replace open ground outlet (first outlet upon enrty)
4.4 Other Rooms/Security
remove key lock entry X3
1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
2.12 Kitchen/Sink
sink loose, repair
2.7 Kitchen/Wall Condition
repair holes in wall above stove
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.4 Kitchen/Security
door facia deterirating, repair/replace
5.3 Secondary Rooms/Electrical Hazards
garage light inop
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

2.10 Kitchen/Stove or Range with Oven
ventilation fan inop,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector downstairs

install co/smoke detector common area upstairs
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom
2.11 Kitchen/Refrigerator
light inop, repair
3.8 Bathroom/Floor Condition
baseboards water damaged, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.1 Living Room/Living Room Present
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,
1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)
8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
3/2/23 N/S off white blue trim picture taken (JW)
1/19/23 no entry off white blue trim red door 9am-12pm picture taken

12-20-22 no show off white colored with blue trim red door and steps 11:20am (jw) picture taken
11-8-22 1pm-4pm
N.S left notice took picture

2.12 Kitchen/Sink
faucet broken/corroded, replace

3.8 Bathroom/Floor Condition
tile pulling up/loose, repair/repalce

2.5 Kitchen/Window Condition
window broken, will not open as designed, repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.8 Living Room/Floor Condition
carpet bunching up, repair/replace

4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace

1.1 Living Room/Living Room Present
3/30/23 no show 11:32 am no access gated complex

4/10/23 property is being sold

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)

3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)

1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269

2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking water

3.4 Bathroom/Security
repair/open ground outlet

6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house

7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20
1.2 Living Room/Electricity
1/24/22 no show, spoke to owner, tenant has covid
1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show
1.1 Living Room/Living Room Present
4/3/23 no access, tenant not notified of inspection
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
1.1 Living Room/Living Room Present
2/23/23 N/S blue house white trim black truck in front yard no contact information provided left notice took picture 12:47pm (JW)

4/4/23 no show owner present, tenant not home
1.1 Living Room/Living Room Present
2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inop, repair

2. install dummy spaces in fuse box, can not have open spaces
1.1 Living Room/Living Room Present
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm
1.1 Living Room/Living Room Present
no show , tan building is a music store
8.8 General Health and Safety/Elevators
elevator inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 4/4/23 Inspection was rescheduled because the inspector went to the wrong unit. Confired date and time with owner.
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

1.1 Living Room/Living Room Present
3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob

3.7 Bathroom/Wall Condition
repair hole in wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair

2.4 Kitchen/Security
repair hole in door from kitchen to garage

4.4 Other Rooms/Security
replace damaged door

4.7 Other Rooms/Wall Condition
repair holes in wall

3.4 Bathroom/Security
repair pocket door for rear bath

1.1 Living Room/Living Room Present
PRE-CALL 510-499-3888
JC-4-11-23 COVID R/S - OWENR CALLED AND ADVISED THE TENANTS CHILD HAS COVID.

1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-4-11-23 Spoke to the owner who called and requested the inspection be rescheduled to July as she will be out of town until then. r/s from 4/27 to 7/10.
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

1.1 Living Room/Living Room Present
PRE-CALL 510-338-2826
JC-4-11-23 spoke to the owner who called and requested a r/s from 5/1 to 5/30 - (not available on 5/1)

1.1 Living Room/Living Room Present
JC-4-11-23 Spoke to the owner who called and advised theyre still working on the bathroom remodel - requested an extension. R/s from 4/18 to 5/30.
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
GATE CODE #3333 PRE-CALL 510-725-9572

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)

3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)

3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)

5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)

8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose

8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard

1.1 Living Room/Living Room Present
PRE-CALL OWNER FOR ACCESS 510-345-9786

1.1 Living Room/Living Room Present
4/11/23 Cancelled - property is now owner occupied

2/27/2023 Owner called in to reschedule. Tenant is moving out and she will be moving into her property April. Moved from 3/6 to 4/18/2023 11am-2pm. She will also send a copy of a utility as well. Alison 12/29/22 spoke with tenant at door she stated she was not informed of inspection today not ready(jw)

12-6-22 9am-12pm
N.S left notice took picture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (hall)

3.12 Bathroom/Tub or Shower
repair/rreplace - shower leaking water through celling down to basement bedroom evidence of water leakage

8.7 General Health and Safety/Other Interior Hazards
repair/ large hole in wall next to water heater (basement)

1.1 Living Room/Living Room Present
4/12/2023 Call 30min prior to Cory 510-333-7249 or Stuart 510-589-1274. If they dont answer Call owner 415602-6670 AL

1.1 Living Room/Living Room Present
JC-4-12-23 Rcvd email rom owner requesting to reschedule the 4/27 inspection to 5/16. Gate will have instruction to call the tenant.

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102

1.1 Living Room/Living Room Present
GATE CODE: #2492 PRE-CALL 609-304-4281

3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close

3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)

8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance

1.1 Living Room/Living Room Present
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly

1.1 Living Room/Living Room Present
PRE-CALL LAURA MILLER 510-325-7908
JC-4-13-23 spoke to the owner (tenant is her daughter) who advised todays inspection was missed. Tenant will call to confirm the re-inspection date or to schedule.

4/13/23 no show 1:56 ,knocked on door, marina bay northshore complex

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-2-14-23 Pre call 760-960-3619 or 510-529-6939

CH-3-2-23 R/S from 3-14-23 to 4-20-23 owner is out of the country Pre call 30 min prior 760-960-3619
CH-2-7-23-Pre call owner 30 min prior 760-960-3619
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (master bath)
3.7 Bathroom/Wall Condition
repair/ water damaged wall with small hole (between toilet&tub/masterbath)
4.10 Other Rooms/Smoke Detectors
repair/replace smoke detector inoperable all bedrooms (X3)
8.6 General Health and Safety/Interior Stairs and Common Halls
Co2 detector Inop (hallway)
1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter
2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.12 Bathroom/Tub or Shower
resurface tub
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-4-17-23 spoke to the owners daughter who called and advised the owner and tenant are not available 4/18 - rescheduled to 5/16.
CH-2-23-23 R/S from 2-23-23 to 3-6-23 own has doctor appt pre call 30 min prior 510-693-1781
2.12 Kitchen/Sink
1.faucet loose,repair 2.recaulk around sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
pre-call 510-499-3833
JC-4-17-23 Spoke to the owner who called and advised he will not be available on 5/16 - r/s to 5/22.
1.1 Living Room/Living Room Present
CH-4-17-23 Pre call 30 min prior 818-588-5823

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled

8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

2.8 Kitchen/Floor Condition
hole in floor , repair

2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair

4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock

1.4 Living Room/Security
entryway threshold loose, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
entry glass cracked, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz

8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop

3.3 Bathroom/Electrical Hazards
GFI will not test/reset

8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors
7.4 Heating and Plumbing/Water Heater
install new prvp
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled
1.1 Living Room/Living Room Present
4/6/23 no show 3:09 gray row house
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.3 Bathroom/Electrical Hazards
light inop,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
4.8 Other Rooms/Floor Condition
carpet deteriorating/ripped, replace safty haz
3.1 Bathroom/Bathroom Present
next to kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
tub diverter inop,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install PRVP
4.4 Other Rooms/Security
remove all keyed interior door locks
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair

2.3 Kitchen/Electrical Hazards
outlet inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz

4.7 Other Rooms/Wall Condition
Repair wall hole.

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors

3.12 Bathroom/Tub or Shower
resurface tub, rusting

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors

8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area

3.3 Bathroom/Electrical Hazards
replace burned gfi outlet

1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair

2.12 Kitchen/Sink
faucet loose,repair

5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light

4.3 Other Rooms/Elecrtical Hazards
light master bath inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile floor cracked,repair

1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove black discolration

3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair

3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace

4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair

8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188
JC-4-21-23 Spoke to the owner who called and advised the tenant is making it difficult to allow access - rescheduled the 4/24 inspection to 6/8.

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.5 Other Rooms/Window Condition
window cracked, repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

8.7 General Health and Safety/Other Interior Hazards
install co detector on first level Unit must have one carbon monoxide detector per level.

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair

3.12 Bathroom/Tub or Shower
caulk around tub

1.1 Living Room/Living Room Present
4/13/22 no show 11:39 am light brown house

1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm

1.1 Living Room/Living Room Present
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.3 Living Room/Electrical Hazards
light inop ,repair

3.4 Bathroom/Security
remove keyed door lock

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage

2.3 Kitchen/Electrical Hazards
light inoperable,repair

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair

1.1 Living Room/Living Room Present
JC-4-20-23 Spoke to the owner who called and advised she is selling the property r/s from 4/27 to 6/5 - pending proof.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

1.1 Living Room/Living Room Present
pre-call 510-910-0589

1.1 Living Room/Living Room Present
CH-4-21-23 owner call in said address is 163 S 37th ST Pre call 30 min prior 415-939-4281
4/3/23 not a real address, spoke to Claudia and asked her to check address. no show

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-701-2188

1.1 Living Room/Living Room Present
4/10/23 no show at 11am

1.1 Living Room/Living Room Present
pre-call 510-928-4688
JC4-24-23 Spoke to the owner who advised the tenant is not available 4/25 r/s to 5/18.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-4-24-23 R/S from 5-1-23 to 6-5-23 spoke with owner said tenant will be out of the country. Pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-4-24-23 Rcvd email request from owner to r/s the 4/25 inspection - moved to 5/22. Sent owner email confirmation.

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.1 Living Room/Living Room Present
PRE-CALL 510-517-1781

1.1 Living Room/Living Room Present
JC-4-25-23 Received v/m from owner who called and advised she spoke with someone yesterday about rescheduling todays inspection, but was waiting on a f/u phone call to move the date due to system issues. Called owner and left a detailed message advising scheduled 5/30pm. 1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600

1.1 Living Room/Living Room Present
pre-call 510-221-7023

1.1 Living Room/Living Room Present
PRE-CALL 510-685-2780

1.1 Living Room/Living Room Present
4/26/2023 Michael (owner) called in to reschedule. Will be out of town. Rescheduled from 4/27/2023 to 5/22/2023 11am-2pm. Owner confirmed. Call 30min prior 415-686-2491 Alison

1.1 Living Room/Living Room Present
CH-2-16-23 spoke with owner need to be on 2-27-23 R/S from 3-7-23 to 2-27-23 Pre call 30 min prior 510-685-6707
2/6/23 spoke with owner he stated date was canceled and rescheduled for later date (jw)

CH-1-23-23 R/S from 2-6-23 to 2-27-23 Owner will be out of town. Pre call 30 min prior 510-685-6707

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter and large items lined up against walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong outlets

4.4 Other Rooms/Security
Striker plate missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit and in rear yard

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in common area hallways

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet

2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace

4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood and vent screen.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable

3.5 Bathroom/Window Condition
Clean excessive black discoloration from window

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
3-16-23 R/S from 3-20-23 to 4-20-23 owner states repair not done

3.3 Bathroom/Electrical Hazards
repair/replace- open grond outlet gfci (hall)

4.4 Other Rooms/Security
remove key lock entry(master)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace - open ground outlet backyard (first outlet next to glass sliding doors)

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace - backyard fence leaning not fully secured posing safety hazard

1.1 Living Room/Living Room Present
JC-1-23-22 Spoke to the tenant who called and advised the pm is blaming inspections for the inspection date changes. Advised per the notes below the inspection was rescheduled because the window repairs are not done. Advised we rescheduled with a request from the pm. JC-1-18-23 spoke to the pm who called and advised the window repairs are still pending (originally the window was on backorder, and the company now has to wait for the rain to stop before installation). R/S from 1/23pm to 2/2am

1.5 Living Room/Window Condition
Family room window cracked - repair/replace
Frame damaged/wood rotted - remove/replace /repair
2.4 Kitchen/Security
Sliding patio door is not facing the correct way - repair/replace
4.5 Other Rooms/Window Condition
Left side bedroom window not opening/working properly - repair/replace
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-541-3358
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.5 Bathroom/Window Condition
Window will not stay open without prop, repair as window must stay open without prop.
4.3 Other Rooms/Elecrtical Hazards
Outlet cover missing on outlet located right of window, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to move furniture blocking access to window in lower level room
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds. Repair or convert to two prong outlets
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base in hallway leading to kitchen
1.1 Living Room/Living Room Present
CH-1-24-23 R/S from 1-31-23 to 2-27-23 owner states for medical reasons Pre call 30 min prior 510-323-5748
CH-1-18-23 spoke with owner said inspector never did pre call never show up Pre call 30 min prior 510-323-5748
1/12/23 n/s 2 kids answered the door a stated that there mother had left to pick up there sister from school no entry minors how 3;05pm (JW)

CH-11-1-22 R/S from 11-21-22 to 12-5-22 owner wife is having surgery Pre call 30 min prior 510-662-8556
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door/doors - repair/replace
1.1 Living Room/Living Room Present
2/1/2023 Spoke with Yolanda. Request to reschedule due to death in family. Moved from 2/6/2023 to 3/2/2023 11am-2pm Notices mailed out. Alison
2.12 Kitchen/Sink
garbage disposal /INOP
repair or replace/ damaged subflooring with large hole in wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toliet not fully secured to flooring(2nd FL hallway)
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed(2nd FL hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (1st FL)
1.1 Living Room/Living Room Present
CH-3-1-23 Pre call 30 min prior 510-898-8533 Jim
1.6 Living Room/Ceiling Condition
ceiling at entryway water damaged, repair
3.8 Bathroom/Floor Condition
flooring pulling up in hallway bath upstairs, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
retaining wall in backyard falling down, safety hazard, repair
1.4 Living Room/Security
Door sticks when opened, repair
3.12 Bathroom/Tub or Shower
Tub rusting, resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
garage light inop, repair

1.1 Living Room/Living Room Present
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection

2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair

5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove

2.10 Kitchen/Stove or Range with Oven
hood range light /INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (1st FL bath)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low hot water pressure (1st FL bath)

3.12 Bathroom/Tub or Shower
resurface/ top tub layer brown discoloration;posing health hazard (2nd FL hall bath)

4.10 Other Rooms/Smoke Detectors
missing smoke detector (2nd FL)

4.3 Other Rooms/Elecrtical Hazards
repair/light fixture hanging from ceiling (2nd FL master)

4.4 Other Rooms/Security
remove key lock entry (2nd FL master)

1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
12/20/22 no entry off white colored house with blue trim white van in drive way picture taken 2:31pm (jw)

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

pre-call 510-417-6168

4/18/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ excessive black organic substance on walls and ceilings

3.4 Bathroom/Security
remove key lock entry

3.5 Bathroom/Window Condition
repair/ damaged window seal evidence of water leak

3.7 Bathroom/Wall Condition
repair/ black organic substance behind toilet with peeling paint
4.4 Other Rooms/Security
x2 remove key lock entry
4.5 Other Rooms/Window Condition
repair/ window seal excessive black organic substance with large cracks (right bed)
1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection
1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair
3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)
3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)
3.4 Bathroom/Security
repair/ shower sliding doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair/ loose unsecured basin
2.3 Kitchen/Electrical Hazards
outlet INOP (right of sink)
3.3 Bathroom/Electrical Hazards
open ground outlet (hall)
3.6 Bathroom/Ceiling Condition
repair/black organic substance (hall)
3.7 Bathroom/Wall Condition
repair/black organic substance (hallway)
repair/ peeling paint inside shower unit (hallway)
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left)
4.3 Other Rooms/Elecrtical Hazards
replace/missing outlet cover next to window (left)
8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector/common area
1.1 Living Room/Living Room Present
CH-2-23-23 Pre call 30 min prior 925-788-5551
2.10 Kitchen/Stove or Range with Oven
repair/ hood range light INOP
repair/ oven light INOP
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace / backyard fence missing wooden slates
2.10 Kitchen/Stove or Range with Oven
all burnrs must self -ignite and all knobs must be in working condition
3.12 Bathroom/Tub or Shower
1.recalk around tub
2. remove rust from around drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/repalce
1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2-27-23 to 3-6-23 owner states tenant has covis Pre call 30 min prior 510-899-9221

3.7 Bathroom/Wall Condition
1.toilet paper holder off wall, repair
2. towel bar off wall, repair
4.3 Other Rooms/Elecrtical Hazards
middle bedroom light switch broken, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door broken, repair/replace
1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit
1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure
2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder
2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable
3.13 Bathroom/Ventilation
INOP
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower knob damaged, repair or replace
2.4 Kitchen/Security
replace rear door, weatherized/deteriorating and water damaged.
1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-685-5356
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence leaning not fully secured
2.10 Kitchen/Stove or Range with Oven
repair or replace/ missing oven knob
3.12 Bathroom/Tub or Shower
repair/ brown discoloration (rear bath)
4.10 Other Rooms/Smoke Detectors
replace/missing smoke detector (center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
2.3 Kitchen/Electrical Hazards
outlet INOP (left of sink)
repair or replace/ open ground outlet X2 (next to dryer)
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be check unable to check all outlets due to items in home
3.3 Bathroom/Electrical Hazards
repair or replace/ open ground outlet
1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed
1.3 Living Room/Electrical Hazards
repair or replace/ all outlets open ground
2.3 Kitchen/Electrical Hazards
repair or replace/ all outlets open ground
2.8 Kitchen/Floor Condition
repair or replace/ missing transition strip; posing tripping hazard
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets (X3 bed)
4.8 Other Rooms/Floor Condition
repair/damaged carpet with large hole (right bed doorway)
6.1 Building Exterior/Condition of Foundation
repair/ backyard middle support beam for canopy broken
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE

2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
repair or replace/ hood range filter missing
2.4 Kitchen/Security
repair or replace/ loud knocking hood range fan
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming on ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)
3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)
8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)
4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
1/30/24 Owner to mail in payment of $76 for this unit. Property has been sold as of 7/23 - owner will mail in proof
4/17/23 NO SHOW 2:49 PM WHITE HOUSE/BROWN TRIM OLD FORD AND HONDA IN DRIVEWAY

1/16/23 N/S spoke with a lady at the door and tenant through phone unit not ready and stated her inspection was for 1/11/23

12/22/22 n/e left notice and took picture 11:05am

11-21-22 N.S left notice took picture
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inoperable,repair
2.4 Kitchen/Security
kitchen door deteriorating, repair/replace
3.3 Bathroom/Electrical Hazards
master bath, outlet burned, and coverplate missing, replace
3.7 Bathroom/Wall Condition
hallway bath,1. wall around tub, water damaged, repair. 2.faucet for tub dripping, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door broken, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter fallen of side of house, repair

8.2 General Health and Safety/Exits
excessive clutter ,organize garage, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826

2.3 Kitchen/Electrical Hazards
open ground outlet (right)

3.3 Bathroom/Electrical Hazards
open ground outlet (gfci) hallway

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all open ground outlets in each room (X3)

1.4 Living Room/Security
smoke detector missing

2.3 Kitchen/Electrical Hazards
open ground outlet (right of sink)

3.3 Bathroom/Electrical Hazards
open ground outlet

1.4 Living Room/Security
replace/ missing smoke detector

2.10 Kitchen/Stove or Range with Oven
microwave INOP
repair/hood range light INOP

3.3 Bathroom/Electrical Hazards
repair or replace/ missing light fixture cover(2nd floor)

3.6 Bathroom/Ceiling Condition
repair or replace/ large organic black substance forming: posing health hazard

4.3 Other Rooms/Elecrtical Hazards
outlet inop/ (2nd floor right bed) left side

4.4 Other Rooms/Security
repair or replace/missing glass (door 1st floor)
remove all key lock entry X4(bed)

4.5 Other Rooms/Window Condition
repair or replace/ black organic substance forming; posing health hazard (2nd floor center)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st Floor/ heater INOP

8.6 General Health and Safety/Interior Stairs and Common Halls
replace\ missing outlet cover (2nd floor hall)

1.3 Living Room/Electrical Hazards
repair or replace/ open ground outlet X2

2.3 Kitchen/Electrical Hazards
outlet INOP (GFCI)
repair or replace/open ground outlet (behind washer)

4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms open ground outlet (X4)

1.3 Living Room/Electrical Hazards
outlet INOP/ left outlet upon entry

2.3 Kitchen/Electrical Hazards
open ground outlet X4

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)

3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan (master bath)

3.3 Bathroom/Electrical Hazards
open ground outlet (master bath)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet/ rear left

5.3 Secondary Rooms/Electrical Hazards
repair/ missing switch light cover(garage)
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ check low water pressure (right bed bath)
8.4 General Health and Safety/Garbage and Debris
remove excessive clutter throughout backyard
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls
4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/If No Stove
repair OR REPLACE/ microwave handle missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
outlet INOP/ right of stove
1.1 Living Room/Living Room Present
pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet/ all outlets should be checked unable to check due to item blocking outlets
2.4 Kitchen/Security
repair or place/ broken window latch;winddow must lock(less than 6ft)
4.3 Other Rooms/Elecrtical Hazards
open ground outlet (right)
3.3 Bathroom/Electrical Hazards
GFCI inop/ 2nd floor masterbath
1.1 Living Room/Living Room Present
4/17/23 NO SHOW , SPOKE TO TENANT ,AT WORK

1/17/23 called pre-call number notice was not giving to tenant not ready

JC-12-28-22 MT spoke to the owner (owner requested a r/s repairs are pending) moved from 12/29 to 1/17
1-4pm
CH-11-23-22 R/S from 12-19-22 to 12-29-22 owner said repairs are not done 510-501-5185
2.4 Kitchen/Security
Patio door not opening properly/smoothly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base - loose - repair/replace
Master Bedroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
Master Bedroom - shower caulking - remove/repair/recaulk

6.3 Building Exterior/Condition of Roof and Gutters
Backyard downspouts - damaged - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Front walkway - very uneven - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-1-25-23 R/S from 2-2-23 to 2-28-23 owner states tenant is in mexico Pre call 30 min prior 510-215-7187

4.3 Other Rooms/Elecrtical Hazards
open ground outlet X2 (right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard fence on left side of house missing wooden slates

3.8 Bathroom/Floor Condition
repair/ damaged broken cracked tile;posing cutting hazrd

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.12 Kitchen/Sink
repair/ faucet loose at base

2.7 Kitchen/Wall Condition
repair/ large hole in kitchen

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (hallway)
repair/ shower handle loose (hallway)

4.4 Other Rooms/Security
replace/ missing door knob(left bed)

4.3 Other Rooms/Elecrtical Hazards
repair/ open ground outlet (right bed)

2.2 Kitchen/Electricty
repair/ unsecured light fixture posing hazard

2.3 Kitchen/Electrical Hazards
open ground outlet (left of stove)

3.3 Bathroom/Electrical Hazards
basement bathroom outlet hot/neu reverse

4.10 Other Rooms/Smoke Detectors
missing smoke detector X3 bedrooms

7.4 Heating and Plumbing/Water Heater
no access

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard wooden gate broken with missing boards/repair

8.6 General Health and Safety/Interior Stairs and Common Halls
missing Co2 detector common area

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner and rescheduled from 5/4 to 6/5 owner has an appt.
CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146

1.1 Living Room/Living Room Present
JC-5-1-23 Spoke to the owner who called and advised the unit is still under renovation and requested to r/s - moved inspection to 6/13am
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
pre-call 510-829-4248
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage
7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)
1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
1.1 Living Room/Living Room Present
PRE-CALL 415-608-3998
1.1 Living Room/Living Room Present
pre-call 415-200-7958
JC5-1-23 Spoke to the owner who called and advise she will not be available tomorrow. rescheduled the 5/2 inspection to 5/30.
1.1 Living Room/Living Room Present
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable,repair
2. all burners must self-ignite, repair/replace
2.12 Kitchen/Sink
recalk around sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure
8.6 General Health and Safety/Interior Stairs and Common Halls
1. common area co and smoke downstairs missing, install
2. common area co and smoke inop, upstairs, repair/replace
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
1.1 Living Room/Living Room Present
4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
4/24/23 no show 12:57 pm, gray multi unit building

1.1 Living Room/Living Room Present
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/24/23 no access, tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.master bathroom tub faucet handle hard to pull on ,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink vanity cabinet drawer face missing, repair
1.1 Living Room/Living Room Present
4/24/24 no show 2:31pink house/ mini cooper in front of garage
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-715-5580
2/6/23 spoke with owner on phone he stated he was not notified (JW)
2.12 Kitchen/Sink
1. Kitchen sink has a leak. repair 2. recaulk around sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
install bottom trim on bedroom window
5.3 Secondary Rooms/Electrical Hazards
laundryroom light switch cover plate missing, install
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to pm Diana who called to cancel the 5/11/23 inspection due to eviction. Advised we cannot cancel. Rescheduled to 6/13/23 - pm will f/u to advise of rental status closer to date.
4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811 CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair

2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised he will be out of the country until 6/3 r/s inspection to 6/22 pre-call 510-325-9811
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the pm who called and advised they received 2 re-inspection invoices, but advised the tenant was at home on 4/4. Advised of the inspector notes. Property manager confirmed they did not notify the tenant of the first inspection in time. Advised we cannot waive the fees. 2/2/23 spoke with tenant at door didnt receive notice (JW)

3/6/23 no show 3:08 pm brickyard landing

4/4/23 no show 11:11am brickyard landing
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845
1.1 Living Room/Living Room Present
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-8- to 6-8- tenant has covid and owner wants it in june
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.1 Living Room/Living Room Present
pre-call 510-963-9993
JC-5-4-23 Spoke to the owner who called and wanted a later inspection on 5/18. Rescheduled the inspection to 5/25pm.
3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

1.1 Living Room/Living Room Present
JC-5-4-23 Spoke to the owner who called and advised she will not be available 5/23 r/s to 6/20.
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

1.1 Living Room/Living Room Present
4/25/23 no show 1:28 pm brown duplex,back unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

1.1 Living Room/Living Room Present
4/27/23 no show pink house,white trim ford cougar in driveway

1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330

2.12 Kitchen/Sink
garbage disposal inop

4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished

4.4 Other Rooms/Security
remove key locked entry X3 bedrooms

8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and requested to r/s the 5/9 inspection to 5/16 (tenant needs an am window)
4/11/23 no show light green house/cream trim range rover and dodge truck in driveway

1.1 Living Room/Living Room Present
JC-5-5-23 Spoke to the owner who called and advised he needs more time for the window repair. Rescheduled the 5/18 inspection to 6/22.
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner

2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs

2.3 Kitchen/Electrical Hazards
repair/open ground outlet

3.3 Bathroom/Electrical Hazards
repair/open ground outlet

4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)

4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)

1.1 Living Room/Living Room Present
5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard

3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout

3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming

1.1 Living Room/Living Room Present
CH-3-29-23 R/S from 4-18-23 to 5-4-23 owner said tenant will be out of town Pre call 30 min prior 415-606-7988

2.12 Kitchen/Sink
faucet dripping constantly,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair

2.7 Kitchen/Wall Condition
wall damaged, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove

3.7 Bathroom/Wall Condition
excessive black discoloration, remove

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026

2.10 Kitchen/If No Stove
all burners must self ignite

2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop

2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop

2.4 Kitchen/Security
repair/ all damaged and broken cabinets

2.8 Kitchen/Floor Condition
repair/ damaged cracked tile

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)

3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)

3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)

3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)

4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)

5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room

7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect

8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door

8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard

8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet constantly running water

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP

8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)

3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls

4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)

3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout

2.12 Kitchen/Sink
check low hot water pressure

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure

3.12 Bathroom/Tub or Shower
check low hot water pressure

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115

4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)

8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
JC-5-9-23 PRE-CALL 925-519-1713 - spoke to the pm who called and requested to r/s the 6/8 inspection because the owners will be out of town. r/s to 6/29am.
1.1 Living Room/Living Room Present
pre-call 650-444-6341
JC-5-9-23 Spoke to the owner who called and requested the 5/18 inspection be moved to 5/22 because he has another unit scheduled for the same day.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner and rescheduled the 5/25 inspection to 6/29 - owner advised the gutter repairs are taking longer than expected.
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-5-9-23 Spoke to the owner who called and requested to r/s the 6/13 inspection to 6/22.
1.1 Living Room/Living Room Present
CH-5-9-23 Pre call 30 min prior 510-860-7931 leave for work 3:00pm
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
5/30/2023 1 hour pre-call 415-621-7680 Owner called in to reschedule. Moved from 6/8/2023 to 7/10/2023 9am-12pm.
1 hour pre-call 415-621-7680 Jaydhe spoke with the owner. Alison
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner and rescheduled the 5/22 inspection to 5/16 .
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who called and requested to reschedule the 6/5 inspection to 6/26 due to an upcoming surgery
1.1 Living Room/Living Room Present
JC-5-10-23 Spoke to the owner who advised he needs more time to make repairs rescheduled the 5/15 inspection to 6/29/23.
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair
1.1 Living Room/Living Room Present
PRE-CALL property manager 510-418-0826
3/13/23 no show 2:04 pm light green house
1.3 Living Room/Electrical Hazards
open ground outlet (1st plug right side)
2.12 Kitchen/Sink
garbage disposal inoperable(leaking water)
3.3 Bathroom/Electrical Hazards
open round outlet/repair
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet (right)
8.7 General Health and Safety/Other Interior Hazards
all out lets should be checked in unit unable to check every outlet due to items in home (jw)
1.1 Living Room/Living Room Present
PRE-CALL 415-850-1369
JC-5-10-23 Spoke to the property manager who called and advised they were told the security entry glass cracked fail was not a fail because it is a double-paned decorative window that does not open or close. Confirmed with inspector that it was not a valid fail - called the pm at the number above and left a detailed message advising that fail would be updated to a pass.
1.4 Living Room/Security
entry glass cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-10-23 R/S from 6-8-23 to 6-20-23 owner wants an AM appt after the 8th Pre call 916-519-9212
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
1.1 Living Room/Living Room Present
no access, tenant not notified
1.1 Living Room/Living Room Present
5/1/23 no show 11:18 am brown building/green trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair
7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair
1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair
3.12 Bathroom/Tub or Shower
overflow valve cover missing, install
1.1 Living Room/Living Room Present
5/1/23 no show 1:23 pm gray house/blue hummer in driveway
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
1.1 Living Room/Living Room Present
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
no show 11:49 am gray house/orange door audi in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-18-23 to 5-1-23 owner can not get off work 415-297-9339
2.12 Kitchen/Sink
remove old deteriorating caulking then recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet running water (master bath)
repair or replace/sink faucet not working as designed (hall)
3.3 Bathroom/Electrical Hazards
repair/ ceiling light fixture missing cover(hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence unsecured and leaning posing safety hazard (right side)
8.6 General Health and Safety/Interior Stairs and Common Halls
replace/missing door knobs on closets X2 (1st FL hall)
repair/ missing damaged cabinets (2nd FL hall)
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.7 Other Rooms/Wall Condition
Repair wall hole.
4.4 Other Rooms/Security
install missing door knob
1.7 Living Room/Wall Condition
replace deteriorating floor
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-928-4688
JC-5-11-23 spoke to the owner who called and advised she will be out of the country rescheduled to 7/10am
1.1 Living Room/Living Room Present
JC-5-11-23 Owner called and requested to reschedule the 5/15 inspection (tenant and owner unavailable) moved to 6/19am
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite
3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-5-11-23 Owner sent email asking that the 6/13 inspection be rescheduled after 6/21 (tenant on vacation) r/s to 6/27am
1.1 Living Room/Living Room Present
Owner number 510-908-2680
1.1 Living Room/Living Room Present
JC-5-11-23 Spoke to the owner who called and advised he is not available 6/1 - rescheduled to 6/22am - pre-call 415-640-1396
1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

1.1 Living Room/Living Room Present
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213

1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

3.12 Bathroom/Tub or Shower
resurface tub, peeling paint

3.7 Bathroom/Wall Condition
wall peeling paint,repair

3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair

4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair

4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

3.5 Bathroom/Window Condition
repair hole behind sink

3.7 Bathroom/Wall Condition
repair hole behind sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace

3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit

2.12 Kitchen/Sink
recaulk around sink

2.7 Kitchen/Wall Condition
cover hole around disposal switch

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement
1.6 Living Room/Ceiling Condition
repair,peeling paint
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.3 Bathroom/Electrical Hazards
fan cover missing,install
1.1 Living Room/Living Room Present
5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389
1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
1.3 Living Room/Electrical Hazards
replace missing light fixture cover
2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
5/8/23 no show, per neighbor tenant went to store, i did neighbors inspection
1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

CH2-17-23 Pre call 30 min prior 510-847-1269
2.3 Kitchen/Electrical Hazards
open ground outlet/repair (next to fridge)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water
3.4 Bathroom/Security
repair/open ground outlet
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ all missing vent covers for pest access around house
7.4 Heating and Plumbing/Water Heater
PRV not properly connected must drain through exterior wall
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
1.4 Living Room/Security
front door facia deteriorating, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
2.3 Kitchen/Electrical Hazards
cover exposed electrical wires
4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement
7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
4/3/23 no show 12:39 pm olive building/ maroon door
3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim black security gate around building, no access to doors

5/8/23 no show 3:50 pm tan/brown trim black gate ,no access to door
1.1 Living Room/Living Room Present
4/6/23 no show 11:58 am cream house/brown trim, black security gate locked, no access to doors

5/8/23 no show 3:50 pm black security gate around unit locked, no access to doors
1.1 Living Room/Living Room Present
no access, tenant not notified, needs rescheduled

5/8/23 tenant not notified
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owner who called and requested to reschedule the 5/22 inspection - no one will be available. Rescheduled to 6/27 - pre-call 510-520-9710. 2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon.
510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers
3.12 Bathroom/Tub or Shower
tub rusting, resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-17-23 Spoke to the owners daughter who called abd advised they are dealing with a death in the family rescheduled the 5/23 inspection to 7/3am
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864

1.1 Living Room/Living Room Present
CH-5-18-23 R/S from 6-20-23 to 7-10-23 owner will be out of the country PH# 510-374-2241
1.1 Living Room/Living Room Present
CH-5-18-23 Pre call 30 min prior 415-301-8413
1.1 Living Room/Living Room Present
JC-5-18-23 Spoke to the owner who called and requested to reschedule the 5/23 inspection to 6/27 - repairs are still pending
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show 12:57 pm, gray multi unit building
1.1 Living Room/Living Room Present
JC-5-18-23 pre-call 510-688-8018 the owner has two units scheduled the same day
4/24/23 no show green building/red trim
1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/19 inspection as their office will be closed. Moved to 7/18
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.1 Living Room/Living Room Present
4/13/23 no access, gated community 1:41 pm
5/11/23 proof provided property is family occupied
1.1 Living Room/Living Room Present
5/19/23 proof property has been sold provided
1.1 Living Room/Living Room Present
pre-call 510-418-0826
JC-5-19-23 spoke to the pm who called and advised they need additional time for the repairs. rescheduled from 6/1 to 6/27am
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
1.6 Living Room/Ceiling Condition
ceiling peeling, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
no access, tenant not home,
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit
1.1 Living Room/Living Room Present
no such unit

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
water pressure too low, repair
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no show 12:55 pm gray building, top left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
no access due to room being lock, must provide access and remove keyed door lock
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-3-7-23 Pre call 30 min prior 510-260-5975

no access, minor girl at home
2.11 Kitchen/Refrigerator
light inside inop, repair
2.12 Kitchen/Sink
dishwasher inop, repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop upstairs, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

no access only minor boy at home
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair/remove
4.4 Other Rooms/Security
no access keyed door lock, must remove keyed door lock and provide acceess to room
1.1 Living Room/Living Room Present
CH-2-15-23 Pre call 30 min prior 510-260-5975

2/14/23 no show, tan building, black gate around yard, no access, gate locked 1:03pm

3/23/23 unable to inspect per owner

5/9/23 no show, property manger present, tenant not home
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975

3/23/23 no access manager present, tenant changed locks
1.6 Living Room/Ceiling Condition
ceiling cracking, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing., leaking from base
1.1 Living Room/Living Room Present
4/11/23 no show tan house/green trim, beware of dog sign on gate
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
8.7 General Health and Safety/Other Interior Hazards
1.install common area co and smoke detector. upstairs

2. install common area co detector downstairs
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.8 Living Room/Floor Condition
install transition strip from hallway to bathroom
1.1 Living Room/Living Room Present
4/10/23 no show at 11am

5/11/23 no show 10:52 am pink house/red porch
2.10 Kitchen/Stove or Range with Oven
repair or replace/ back left & right burner inoperable (E)

repair or replace/ indicator light inoperable no light when activated
3.12 Bathroom/Tub or Shower
replace/tub diverter not working as designed (hall)
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)

1.1 Living Room/Living Room Present
CH-2-22-23 R/S from 2/27/23 to 3/14/23 tenant out of town Pre call 30 min prior 510-847-0232

CH-1-24-23 R/S from 2-6-23 to 2-27-23 owner needs more time Pre call 30 min prior 510-847-0232

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs common area

1.1 Living Room/Living Room Present
3/20/23 no show 10:05 am light green house, pic

2.3 Kitchen/Electrical Hazards
repair/replace open ground outlet (next to stove)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

3.3 Bathroom/Electrical Hazards
repair/replace - open ground outlet (gfci hallway)

1.1 Living Room/Living Room Present
CH-2-23-23 R/S from 3-6-23 to 3-20-23 owner said tenant not around Pre call 30 min prior 925-588-9939

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.5 Other Rooms/Window Condition
1. window will not open as designed, repair 2. window sill deteriorating, repair.

4.7 Other Rooms/Wall Condition
wall above window cracking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in backyard falling down, repair

1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
CH-2-16-23 R/S from 3-6-23 to 3-21-23 owner is out of the country Pre call 30 min prior 925-708-2129

2.12 Kitchen/Sink
sink leaking, repair

3.12 Bathroom/Tub or Shower
1.tub peeling paint upstairs hallway bath and2. recaulk around tub

5.2 Secondary Rooms/Security
garage exit door will not open, repair/replace. fire/safty haz

8.10 General Health and Safety/Site and Neighborhood Conditions
remove all yard debris

8.7 General Health and Safety/Other Interior Hazards
install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-4-14-23 R/S from 4-20-23 to 5-11-23 owner said its a conflict with work Pre call 626-203-3513

CH-1-31-23 R/S from 2-6-23 to 3-2-23 Owner can not get off work Pre call 30 min prior 626-203-3513

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose not fully secured to flooring

3.6 Bathroom/Ceiling Condition
repair/ heavy black organic substance posing health hazard(sky light ceiling)

3.12 Bathroom/Tub or Shower
resurface tub, rusting

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
install dryer vent cover for exterior dryer vent

1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards
4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer
1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
remove excessive black discolration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
1.1 Living Room/Living Room Present
2/7/23 N/S light brown unit door/phone no answer 3:13pm (JW)

3/13/23 no show11:51 am brown building/rear front unit
3.8 Bathroom/Floor Condition
floor buckled/damaged, replace
4.3 Other Rooms/Elecrtical Hazards
install missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
floor buckled/damaged,replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-593-7930 JC 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm. Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
1/1CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done Pre call 30 min prior 510-593-7930

12-6-22 9am-12pm
N.S left notice took picture

3/13/23 no show , spoke to owner on phone ,she had some issues with inspection previous results, needs help
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ all bedrooms have open outlets (all should be checked unable to check all outlet due to items in bedrooms)
1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-21-23 R/S from 2-27-23 to 3-13-23 owner said tenant out of town Pre call 30 min prior 510-387-9546
2.4 Kitchen/Security
rear door has gaps allowing cold air inside, repair/replace door
1.1 Living Room/Living Room Present
CH-3-16-23 Pre call 30 min prior 510-701-1127

3/13/23 no show 1:09 pm brown house/green trim
2.12 Kitchen/Sink
repsar or replace garbage disposal inoperable
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.1 Living Room/Living Room Present
special Ceiling is opening up, mildew in batheroom and daughter rooms ph#415-559-9578

2/13/23 no show, spoke to tenant, she has moved

3/13/23 tenant moved

5/15/23 no show, called no answer
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance build up on all walls and ceiling; posing safety/ health hazard (JW)
4.6 Other Rooms/Celing Condition
replace/ ceiling has black organic substance also paint peeling excessively and hang from walls and ceilings, showing evidence of water leak(x2 bedroom & closets)
posing safety/ health hazard (JW)
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

3/30/23 no show 11:48 am property manager present, tenant changed locks, no access
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair

1.1 Living Room/Living Room Present
3-20-23 Pre call 30 min prior 510-260-5975 R/S from 3-23-23 to 3-30-23 repairs not done

no show 2:16 pm gray building, last unit on bottom

2.11 Kitchen/Refrigerator
light inop, repair

3.8 Bathroom/Floor Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
remove excessive black discoloration

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

5.2 Secondary Rooms/Security
laundry closet door off track, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122

3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 Pre call 30 min prior 510-847-6966

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom
3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269
2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install
4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove
4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
PRE-CALL 415)365-6571

4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
JC-5-22-23 spoke to the owner who called and advised the tenant is not available on 6/6 - rescheduled the inspection to 6/27
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
1.1 Living Room/Living Room Present
CH-5-22-23 owner call in said sold poperty 4/12/23 will sent proof
1.1 Living Room/Living Room Present
JC-5-22-23 Spoke to the owner who called and advised they need more time to make repairs - r/s from 5/25 to 6/29
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair
1.1 Living Room/Living Room Present
CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums

4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS

3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)

1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

1.1 Living Room/Living Room Present
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door

1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front

1.8 Living Room/Floor Condition
livingroom baseboards water damaged

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms
3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 6-5-23 to 7-3-23 owner will be out of the country call 30 min prior 510-965-7566
5.2 Secondary Rooms/Security
Garage door frame damaged, repair
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
JC-5-24-23 Spoke to the owner who called and advised the repairs will not be done by 5/30 - rescheduled inspection to 7/6. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ front burners not working as designed burners excessively low
3.3 Bathroom/Electrical Hazards
repair or replace/open ground outlet
4.3 Other Rooms/Elecrtical Hazards
repair or replace/ open ground outlet unable to check all outlet due to items in room all out lets should be checked (right bed)
5.3 Secondary Rooms/Electrical Hazards
replace/missing outlet cover (Landry room)
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must properly drain
repair/ flue pipe not connected must be properly connected
repair/ water heater missing earthquake straps
8.1 General Health and Safety/Access to Unit
replace/missing door knob
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive clutter and vegetation throughout back yard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
1.3 Living Room/Electrical Hazards
open ground outlet X2
2.12 Kitchen/Sink
repair/ signs of water leakage under sink
2.4 Kitchen/Security
repair/ damaged threshold at base of door (backdoor)
repair/ damaged door excessively peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
3.12 Bathroom/Tub or Shower
resurface/ brown discoloration;posing safety hazard
3.3 Bathroom/Electrical Hazards
repair/ open ground outlet
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on ceilings and walls

4.4 Other Rooms/Security
remove key lock entry X3
5.4 Secondary Rooms/Other Potential Hazardous Features
repair or replace/ damaged unsecured threshold at base (garage)
7.4 Heating and Plumbing/Water Heater
no access screw blocking door
8.1 General Health and Safety/Access to Unit
repair or replace/ damaged unsecured threshold at base
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ back yard fence leaning posing safety hazard
8.4 General Health and Safety/Garbage and Debris
over grown vegetative state throughout backyard
1.1 Living Room/Living Room Present
Pre-call 510-418-0826
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.7 Bathroom/Wall Condition
repair/ damaged wall with black organic substance (next to toilet)
4.3 Other Rooms/Elecrtical Hazards
repair/ light inop (right)
4.4 Other Rooms/Security
replace/missing door knob(center)
4.6 Other Rooms/Celing Condition
repair/ ceiling forming organic substance (right)
4.8 Other Rooms/Floor Condition
repair or replace/ carpet with lager hole in doorway (right)
5.3 Secondary Rooms/Electrical Hazards
repair/ outlet open ground next to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
prv not connected must drain properly
7.4 Heating and Plumbing/Water Heater
heater INOP
repair/ unfinished wall next to water heater
1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744
JC-5-24-23 Spoke to the owner who called and advised he needs to have a lock smith go out to fix the issue, rescheduled the 5/25 inspection to 7/10
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
pre-call 510-221-7023 call 30 min prior
2.3 Kitchen/Electrical Hazards
GFI right of stove will not test/reset, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable x3 all bedrooms . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair
6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
5/25/23 owner provided proof of the property being on the market
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-5-24-23 R/S from 5-30-23 to 7-3-23 owner said have it up for sale advise him need proof that its for sale said will send it
CH-4-17-23 R/S from 4-20-23 to 5-30-23 owner states part has not came in yet. 415-225-7191
CH-2-9-23 R/S from 2-21-23 to 3-20-23 owner said tenant was served a eviction
CH-12-19-22 R/S from 12-22-22 to 1-3-23 owner out of town Pre call 30 min prior 415-225-7191
JC-10-31-22 Spoke to the owner who called and requested to r/s the 11/22 inspection as he just had surgery.

1/24/22 no access to unit, tenant and owner having a fued, owner present , inspection needs reschudled
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 30 min prior 510-541-8536
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.

JC-5-26-23 Per the pm the tenant has moved out and this unit is not being rented out while they work on the water damage repairs which may take moths. Rescheduled the 6/30 inspection to 7/14, and advised the pm to f/u if they need to reschedule again since the unit is not exempt.
3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping

1.1 Living Room/Living Room Present
JC-5-26-23 pm called and advised the unit is vacant but should be occupied by late June rescheduled the inspection to 7/10 and left the pm a detailed message advising to cb if that does not work. CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors inop ,

1.1 Living Room/Living Room Present
2/28/23 no access spoke with an older guy no english but asked if i could come back later (JW)

4.4 Other Rooms/Security
Remove keyed lock from interior door. and repair door

1.1 Living Room/Living Room Present
2/28/23 knocked on door Spanish lady came to window looked at me but never came back to the door waited 5mins spoke with owner after I left unit tenant in home was afraid to answer the door owner asked for me to back back when i spoke with her after i left 15mins ago also pre-called 2 previous calls before she called me back (JW)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom . The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
common area upstairs Smoke dectector is inoperable or missing. repair

1.1 Living Room/Living Room Present

4/17/23 NO SHOW 2:41 PM CREAM 4-PLEX TAN TRIM RIGHT FRONT UNIT

1/31/23 N/S address was incorrect 4102 was a reinspection but showed annual. spoke with owner on phone he also said 4102 was for inspect tenant was not notified (JW)

1/5/22 spoke with a lady at the door she stated she was not apart of the program (jw)
12-8-22 11am-2pm
N.S left notice took pic

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged

3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.

3.7 Bathroom/Wall Condition
wall has unfished repair, all repairs must be completed

1.1 Living Room/Living Room Present
CH-1-27-23 Complaint inspection rats infestation and refrigerator has toxic smell PH# 510-772-1329

4/18/23 no show 1:24 pm called no answer, baycliff apt, top unit

1.6 Living Room/Ceiling Condition
repair/ ceiling fan not secure

2.11 Kitchen/Refrigerator
repair/ loud knocking Nosie with strong Oder

2.12 Kitchen/Sink
dishwasher inoperable
repair/ garbage disposal inoperable

3.13 Bathroom/Ventilation
INOP

1.1 Living Room/Living Room Present
4/18/23 no show 1:34 pm brown two story duplex, ring camera doorbell and black gate around unit. pic black acura suv in front of garage

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (2nd FL)

3.12 Bathroom/Tub or Shower
replace/all tub diverters in unit not working as designed(x3)

3.4 Bathroom/Security
repair/ shower sliding doors off track

1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
1.3 Living Room/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

Living room outlet underneath front window has cracked receptacles, replace

Living room outlet on right wall from entry has open ground, repair or convert to two prong outlet
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable ,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
2.8 Kitchen/Floor Condition
floor deteriorating and pulling up, repair/replac
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, evidence of water damage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose,broken and detriorating tiles.
rear staircase has deteriorating boards,loose railings and banisters. repair/repalce rear deck and staricase
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence is leaning down, repair/repalce
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 925-330-4772 (please take photo of house if no show, and advise the tenants that it is a inspection for the city of Richmond residential program)
JC-3-23-23 Spoke to the owner who called and disputed the ns on 3/7 - advised of the notes by the inspector. Notated a request for a pre-call. 3/7/23 no show 10:41 am green house

2/6/23 no access babysitter home not aware of inspection no entry (jw)
2.12 Kitchen/Sink
1. sink peeling/chipping paint. resurface/replace
2. faucet loose, repair
3. recaulk around sink
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair

2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-374-8653

JC-5-30-23 spoke to the owner who called and advised the current tenant will be moving out soon, and requested to move the inspection to July. R/S to 7/10/23
1.1 Living Room/Living Room Present
JC-5-20-23 PM Kimberely called to go over the heater fail. PM advised the floor heater has not worked for a long time and the parts needed have become obsolete. PM advised the tenant just uses a portable heater. Advised a portable heater will not pass inspection. The owner will have to make the repairs or replace the heater.
3.3 Bathroom/Electrical Hazards
repair/ light switch not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-5-30-23 Pre call 30 min prior 510-812-2411
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030
1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
CH-5-31-23 R/S from 6-1-23 to 7-7-23 owner will be out of town call 30 mi prior 209-337-5605
1.1 Living Room/Living Room Present
pre-call 510-816-2556
1.1 Living Room/Living Room Present
JC-5-31-23 Spoke to the owner who called with questions about raising the rent - advised her to contact rent control. Owner advised she feels like she should not be responsible for items the tenant damaged or did not clean, advised she can refer to the lease agreement in place. CH-3-24-23 R/S from 4-4-23 to 5-15-23 spoke with owner said tenant will be out of the country 510-691-2370
CH-3-23-23 spoke with owner gave permission to talk with tenant
2/2/23 tenant very rude refused inspection said not notified (jw)

3/6/23 no show, owner present, tenant not home, unable to inspect
2.10 Kitchen/Stove or Range with Oven
replace grease screen on ventilation fan
2.11 Kitchen/Refrigerator
light inside inop
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessiive black discoloration
4.3 Other Rooms/Elecrtical Hazards
install light fixture bulb cover
4.5 Other Rooms/Window Condition
remove excessive black discolration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace
1.3 Living Room/Electrical Hazards
outlets have open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-685-5412

3/7/23 no access. tenant refused me and property manager present
1.3 Living Room/Electrical Hazards
2 bulbs out on fixtures over fireplace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly in master bath, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector on 1st and 2nd floor common areas
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.8 General Health and Safety/Elevators
elevator inoperable, repair
1.1 Living Room/Living Room Present
JC-6-21-23 Spoke to the owner who called to reschedule the 7/3 inspection as the tenant will not be avai-
rescheduled to 7/17 1-4pm. Owner advised the 5/22/23 inspection should have been rescheduled - after review
he spoke to CH on 5/15 and requested a R/S that was not done. Reversed R/I fee.
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending
another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule
1.3 Living Room/Electrical Hazards
light inop, repair
2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
1.1 Living Room/Living Room Present
not a real address
1.1 Living Room/Living Room Present
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292
JC-6-1-23 Spoke to the pm Leo who called and requested to r/s the 6/16 inspection. Moved to 7/11 - pm advised theyre currently working on fixing items that they know will not pass inspection.
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
1.1 Living Room/Living Room Present
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.4 Living Room/Security
entryway threshold loose, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inop, repair
2.5 Kitchen/Window Condition
1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. windows will not open as designed
2.8 Kitchen/Floor Condition
hole in floor , repair
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock
4.5 Other Rooms/Window Condition
window does not lock, repair (front bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
3.12 Bathroom/Tub or Shower
recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperaable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house
3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair

2. disposal inoperable, repair(pass 5/23)
2.3 Kitchen/Electrical Hazards
outlet inoperable, repair
1.1 Living Room/Living Room Present
CH-3-14-23 R/S from 3-21 to 4-6 tenant still out of the country
CH-2-17-23 R/S from 2-23-23 to 3-21-23 owner said tenant out of the country Pre call 30 min prior 510-414-8535
3.12 Bathroom/Tub or Shower
shower enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting. repalce
4.10 Other Rooms/Smoke Detectors
some detector inop, right rear bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop, repair

4.5 Other Rooms/Window Condition
remove black discoloration from window and sill, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.7 Other Rooms/Wall Condition
Repair wall hole.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building,safty haz
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior of building, safty haz
3.12 Bathroom/Tub or Shower
resurface tub, rusting
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detetctors
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and Co detectors
1.1 Living Room/Living Room Present
CH-3-1-23 R/S from 3-7-23 to 4-6-23 still going thru the courts with this tenant Pre call 415-481-7751
CH-2-6-23 R/S from 2-9-23 to 3-7-23 owner is taking tenant to court
CH-12-19-22 R/S from 12-29-22 to 1-12-23 owner said taking tenant to court Pre call 30 min prior 415-481-7751
12-5-22 9am-12pm
N.S left notice took pic
1.3 Living Room/Electrical Hazards
front hallway light inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, safety hazard
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset. repair
2.4 Kitchen/Security
rear door has gaps allowing cold air and moisture inside weatherize door
3.12 Bathroom/Tub or Shower
resurface tub
3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration, repair
3.7 Bathroom/Wall Condition
wall has peeling paint and black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch light inoperable, repair

2.rear porch staircase/railings loose, repair. safty haz
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
5.3 Secondary Rooms/Electrical Hazards
install light switch cover in garage
7.4 Heating and Plumbing/Water Heater
install new prvp
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet
3.3 Bathroom/Electrical Hazards
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair
3.1 Bathroom/Bathroom Present
next to kitchen
3.8 Bathroom/Floor Condition
floor buckled,pulling up/deteriorating, replace
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

4.4 Other Rooms/Security
remove all keyed interior door locks
7.4 Heating and Plumbing/Water Heater
install PRVP
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. in water heater closet
1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-701-2685 (THEY HAVE 3 UNITS BEING INSPECTED ON 4/11)
1.6 Living Room/Ceiling Condition
ceiling peeling paint, repair
3.3 Bathroom/Electrical Hazards
replace burned gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors in laundry/garage area
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co hanging down, install
1.1 Living Room/Living Room Present
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
light fixture rusting/deteriorating. replace
3.5 Bathroom/Window Condition
window/sill has excessive black discolration,repair
3.6 Bathroom/Ceiling Condition
remove black discolration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
light inop ,repair
2.3 Kitchen/Electrical Hazards
light inoperable,repair
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
outlet cover missing hallway bath
3.4 Bathroom/Security
remove keyed door lock

4.4 Other Rooms/Security
1. no access, 2. remove keyed door lock
5.3 Secondary Rooms/Electrical Hazards
install missing cover on fuse box in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
1.1 Living Room/Living Room Present
5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
3.3 Bathroom/Electrical Hazards
rear bath gfi will not test/rest, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
CH-4-6-23 Pre call 1HR prior 510-590-1628
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.13 Bathroom/Ventilation
ventilation fan cover missing

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-26-233 to 7-11-23 owner will be out of town call 30 min prior 510-508-5408
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-20-23 to 8-8-23 Spoke with LL tenant will be out of the country until 8/6 call 510-478-3502
1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14
1.1 Living Room/Living Room Present
JC-6-7-23 Owner called and advised he is in the middle of renovations requested to r/s the 6/13 inspection. MOVED TO 7/14.
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit
8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present
1.1 Living Room/Living Room Present
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
pre-call 510-829-4248
JC-6-7-23 Owner called and advised they need additional time to make repairs - rescheduled from 6/27 to 7/14
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised the tenant is in the hospital - requested to r/s - moved to 7/11
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

1.1 Living Room/Living Room Present
PRE-CALL 510-323-5098

1.1 Living Room/Living Room Present
pre-call 707-567-0747
JC-6-8-23 Spoke to the owner who called and advised they have to work - rescheduled inspection to 7/11

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-19-23 to 7-7-23 owner states tenant will not be home call 30 min prior 510-282-7659

1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 510-332-2901
JC-6-8-23 Spoke to the owner on 6/7 regarding his concern that the tub diverter fail was not valid. Owner stated there is water coming out of the tub spout when the shower is running. Confirmed with the inspector that is not allowed and will have to be fixed. Called the owner back on 6/8 at 3:58pm and left a detailed message with that info - the inspection and fee are due. 4/3/23 no show 12:39 pm olive building/ maroon door

3.12 Bathroom/Tub or Shower
tub diverter upstairs hallway bath not working as designed, repair

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

1.1 Living Room/Living Room Present
CH-2-9-23 Pre call 30 min prior 510-374-8653

2.12 Kitchen/Sink
1. recaulk around sink

2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom of cabinet under sink, deteriorating/water damaged

2.3 Kitchen/Electrical Hazards
install missing cover for light fixture

3.8 Bathroom/Floor Condition
1. flooring pulling up in front of tub and next to toilet upstairs hallway bath

5.4 Secondary Rooms/Other Potential Hazardous Features
wall above patio door in family room deteriorating, evidence of water damage, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut back vegetation growing on house, fire haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector in middle and bottom level common areas

1.1 Living Room/Living Room Present
CH-R/S from 4-20-23 to 5-30-23 owner still waiting on stove Pre call 510-849-7463
CH-3-17-23 R/S from 3-20-23 to 4-20-23 tenant states no stove yet had to special order it
CH-2-8-23 spoke with owner R/S from 2-14-23 to 3-20-23 have to order stove
CH-2-3-23 spoke with owner gave permission to talk to tenant Alison Gill to r/s
PRE-CALL 510-222-7213
JC-12-1-22 Spoke to the owner and r/s the 12/22 inspection to 1/5. Tenant has to work.
JC-11-28-22 OWNER GAVE APPROVAL FOR THE TENANT ALLISON GILL TO R/S THE INSPECTION DATE IF NEEDED. - Spoke to the owner and r/s the 12/1 inspection to 12/22. Tenant will be working.

2.10 Kitchen/Stove or Range with Oven
repair/ stove inop

1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)

1.4 Living Room/Security
weatherize door, allowing cold inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain(2nd floor master)

3.12 Bathroom/Tub or Shower
replace/ tub diverter not working as designed (2nd floor hall)

8.6 General Health and Safety/Interior Stairs and Common Halls
repair or replace/ damaged ripped torn carpet(staircase)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose (hall)

3.6 Bathroom/Ceiling Condition
repair/ black organic substance (hall)

4.3 Other Rooms/Elecrtical Hazards
open ground outlet (left rear center bed)

4.6 Other Rooms/Celing Condition
repair/ black organic substance forming(hall)
4.8 Other Rooms/Floor Condition
repair or replace/ flooring not properly secure to subfloor very lose (rear left center bed)
1.1 Living Room/Living Room Present
3/7/23 no show, tenant not home, owner present
1.8 Living Room/Floor Condition
replace deteriorating floor in hallway
2.10 Kitchen/Stove or Range with Oven
not working as designed, replace
2.12 Kitchen/Sink
1.Kitchen sink has a leak. repair
2. replace faucet deteriorating
2.3 Kitchen/Electrical Hazards
replace light switch cover
4.5 Other Rooms/Window Condition
remove excessive black discolorarion from windows and frames.
5.2 Secondary Rooms/Security
gaps around door,repair laundryroom
5.4 Secondary Rooms/Other Potential Hazardous Features
1. replace deteriorating laundry room floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area
1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence
1.1 Living Room/Living Room Present
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
5/30/22 no entry 1:51 pm sunset point complex
1.1 Living Room/Living Room Present
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)

3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)

3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)

4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT

4.4 Other Rooms/Security
remove key locked entry bed X3

7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure

1.1 Living Room/Living Room Present
2/9/23 R/S inspection was for 9am- 12pm on drive sheet it say from 11:00am - 2:pm i gave owner a pre-call and he stated that his information was 9am-12pm and that he spoke with Claudia and it was a mistake i also spoke with john Harris as well as the owner spoke with Allison from out reack she stated that i should not go to these inspections (X4) per owner inspections

CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done advise hime this is the last time to reschedule Pre call 30 min prior 925-255-3115
CH-1-10-23 R/S from 1-16-23 to 2-9-23 spoke with owner repairs are not done Pre call 30 min prior 925-255-3115
pre-call 925-255-3091 - owner has multiple units scheduled for today.
JC-12-20-22 Spoke to the owner who called and advised the tenants are out of town. Owner requested to r/s to February. Advised I would r/s to inspection to 1/16. (Owner will cb to r/s once more to a later date)

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet INOP(right of sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring

4.4 Other Rooms/Security
remove key locked entry X2

4.5 Other Rooms/Window Condition
repair or replace/ damaged chipped window seal with hole(center bed)
repair/ black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
6/1/23 no show 11:45 am light gray house, honda van in driveway

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

2.5 Kitchen/Window Condition
window cracked, repair

1.1 Living Room/Living Room Present
4/25/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit

1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-6-13-23 gated area call 510-28-9270

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the pm who called and advised he will be out of town until 7/17 - rescheduled the 6/23 inspection to 7/18

2.1 Kitchen/Kitchen Area Present
JC-6-13-23 Spoke to the pm who called and requested to reschedule the 6/23 inspection to 7/18 - they will be out of the country

1.1 Living Room/Living Room Present
CH-6-14-23 Call 30 min prior 415-902-5666
4/11/23 no show tan house/green trim, beware of dog sign on gate

3.13 Bathroom/Ventilation
ventilation fan not working as designed, repiar

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

1.1 Living Room/Living Room Present
6/13/23 tenant not notified

JC-6-13-23 Spoke to the owner who called and advised the tenant indicated an inspector went out today, but she was not notified of an inspection - reviewed her address in the system (it was missing unit #10) - owner sent email requesting us to update the address.

1.1 Living Room/Living Room Present
JC-6-13-23 Spoke to the owner who called and advised she is overwhelmed by the fails. Advised the carpet can be repaired or replaced, and rescheduled the 7/6 inspection to 8/8.
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411

1.8 Living Room/Floor Condition
carpet deteriorating, repalce

2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink

3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub

3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor

4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am CH-4-21-23 Pre call 30 min 510-836-0110 X1017
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the pm who called and advised the office will be closed on 6/19 - rescheduled inspection to 7/14am
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
JC-6-14-23 Spoke to the owner who called and requested to r/s as they have not been able to get the electrician in just yet, but will be the end of the month.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864
1.1 Living Room/Living Room Present
no entry, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-1-23 to 7-6-23 mail out notice
1.1 Living Room/Living Room Present
6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)
1.5 Living Room/Window Condition
Window leaking
3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)
4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair
4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks

8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace

3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
1.1 Living Room/Living Room Present
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-23-23 to 6-5-23 owner need more time to finish repairs Pre call 30 min prior 415-596-2115
4.4 Other Rooms/Security
no access, door locked, remove keyed door lock(upstairs)
8.1 General Health and Safety/Access to Unit
no access to backyard, must provide access to backyard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, upstairs and downstairs
1.1 Living Room/Living Room Present
5/22/23 NS at 9am, called T, no answer, no access through security gate
JC-3-8-23 Spoke to the tenant who called and advised the owner has not made any of the repairs.
3/2/23 no pre-call and phone number was in correct picture taken(JW)
PRE-CALL TENANT AT 510-776-6892 FOR GATE ACCESS
SPECIAL CONCERNS: Mildew, broken windows, doors, heaters inoperable, faucet installed improperly
3.5 Bathroom/Window Condition
repair/window seal damaged peeling paint, bulging with black organic substance

repair/ window not working as designed open/close
3.6 Bathroom/Ceiling Condition
repair/ black organic substance on all walls and ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
repair/ sun light and air exposed at front door (weather stripping)
8.7 General Health and Safety/Other Interior Hazards
repair/ damaged deteriorating window seal black organic substance
1.1 Living Room/Living Room Present
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
5.2 Secondary Rooms/Security
Door to garage needs door sweep
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
pre-call 707-731-7915
1.1 Living Room/Living Room Present
pre-call 707-731-7915

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512

1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-23-23 to 710-23 owner will be out of town Call 30 min prior 510-206-1643

1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
6/6/23 tenant stated her inspection was canceled, no access

1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair

1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk

3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair

4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair

4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair

2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce

1.1 Living Room/Living Room Present
6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
6/6/23 no show gray rowhouse 11:34 am

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming
2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring
4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)
1.1 Living Room/Living Room Present
pre-call 510-224-0559
1.1 Living Room/Living Room Present
pre-call 510-224-0559
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
1.1 Living Room/Living Room Present
No show
11-2 left notice took picture
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a
common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
2.1 Kitchen/Kitchen Area Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country
and they will need more time to fix everything - rescheduled to 8/8am

4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owners daughter who manages the property and advised her dad is out of the country and they will need more time to fix everything - rescheduled to 8/8am
CH-5-9-23 owner call in said inspector did not do pre call
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating and exposed tackstips, replace
2.12 Kitchen/Sink
faucet leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
carport ceiling has open electrical/missing light fixture
7.2 Heating and Plumbing/Safety of Heating Equipment
inoperable heat Source in Unit.
7.4 Heating and Plumbing/Water Heater
hot water heater closet door deteriorating, replace
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and requested to reschedule as she is still working on repairs. Rescheduled from 7/3 to 8/8 - owner advised she wanted to speak with an inspector regarding the fails but did not have any questions. Advised we can always contact the inspector for clarification, but I cannot put them in direct contact regarding her disputing a valid fail. (Owner wanted to go over the black substance fail - advised that is a health and safety issue)
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
1.1 Living Room/Living Room Present
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
1.1 Living Room/Living Room Present
Property was sold on 5/31/23. Inspection cancelled until new owner pays fees.

1.1 Living Room/Living Room Present
CH-6-20-23 call 30 min prior 510-908-2000 tenant number will be there in her place

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

1.1 Living Room/Living Room Present
PRE-CALL 510-323-2292

2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace

3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace

3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint

1.1 Living Room/Living Room Present
No 11- 2 left notice took picture

2.4 Kitchen/Security
Back door damaged - repair/replace

2.2 Kitchen/Electricty
All lights not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace

4.4 Other Rooms/Security
Remove key lock door knob from bedroom

4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

4.4 Other Rooms/Security
Remove all key door locks from bedrooms

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

1.1 Living Room/Living Room Present
6/6/23 noshow 12:34 pink house, white gate locked

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

1.1 Living Room/Living Room Present
6/6/23 n access, tenant not notified

1.1 Living Room/Living Room Present
6,6,23 no access, tenant not notified

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.7 Living Room/Wall Condition
wall cracking, repair

1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-5-17-23 R/S from 5-18-23 to 6-6-23 owner said tenant is out of the country
CH-4-18-23 Pre call 1HR prior 510-432-4579
2/2/23 N/S light green with brown trim 2:25pm phone/door no answer picture taken (JW)

4/18/23 no show 11:55 am pic

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawers

3.12 Bathroom/Tub or Shower
tub rusting, resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

2.4 Kitchen/Security
rear door blocked, no egress

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
6/8/23 no access gated community

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

1.1 Living Room/Living Room Present
6/8/23 unit is for sell

CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.1 Living Room/Living Room Present
CH-6-22-23 Call 30 min prior 650-444-6341

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231

1.1 Living Room/Living Room Present
JC-6-22-23 Spoke to the owner who requested a morning Inspection - rescheduled from 7/3 to 7/27am
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway

3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair

3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044

2.12 Kitchen/Sink
faucet loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
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1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
1.1 Living Room/Living Room Present
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community
1.1 Living Room/Living Room Present
6/13/23 no show 12:33 wood house/red door
1.1 Living Room/Living Room Present
6/13/23 no show 12:45 peach building front unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
2.12 Kitchen/Sink
replace broken/deteriorating faucet
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-5-523 R/S from 515-23 to 6-13-23 owner said repair not done do to the rain
1 HOUR PRE-CALL 510-593-7930 jc 1-23-23 spoke to the owner and rescheduled the 1/23 inspection to 2/9pm.
Owner is sick. tenants are unaware of inspection. (owner called in on 1/20/23 but the system was down)
CH-12-29-22 R/S from 12-29-22 to 1-23-22 owner said repairs not done
12-6-22 9am-12pm
N.S Not notified left notice took picture

3/13/23 no show, spoke to owner on phone, she said she called to reshedule because repair work not finished
4.4 Other Rooms/Security
remove key locked entry X3 bedrooms
8.1 General Health and Safety/Access to Unit
repair or replace/ front door metal gate with large hole posing cutting hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ backyard metal gate leaning and not secured;posing safety hazard
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said repairs not done call 30 min prior 510-685-2669
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.4 Kitchen/Security
rear security gate screen deteriorating, replace, cut haz
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset
4.10 Other Rooms/Smoke Detectors
top bedroom smoke detector inop
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.4 General Health and Safety/Garbage and Debris
remove all garabage and debris
8.7 General Health and Safety/Other Interior Hazards
install common area co detector on all levels of unit
1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
install ventilation fan cover
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
outlet has open ground, repair
1.5 Living Room/Window Condition
window will not open and stay up as designed
2.3 Kitchen/Electrical Hazards
outlet has open ground, repair
2.5 Kitchen/Window Condition
window will not stay up as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly,repair
3.5 Bathroom/Window Condition
window will not stay up as designed, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector to highest point in room
4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion growing onto building, fire haz

8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation. exterminate

8.6 General Health and Safety/Interior Stairs and Common Halls
common entry hallway has water damage on ceilings, repair

1.1 Living Room/Living Room Present
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.3 Living Room/Electrical Hazards
light in hallway inoperable, repair

3.12 Bathroom/Tub or Shower
overflow valve cover missing, install

4.5 Other Rooms/Window Condition
security bars will not open, safty haz, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet and make secure

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
1. light switch plate broken 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet inop,repair

3.12 Bathroom/Tub or Shower
caulk around tub

3.3 Bathroom/Electrical Hazards
outlet inop, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
water heater room wall and ceiling water damaged,repair

1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace

7.4 Heating and Plumbing/Water Heater
water heater leaking, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace

1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace deteriorating sink, rusting/hole. hallway bath

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, replace

1.1 Living Room/Living Room Present
6/15/23 owner not notified

5.2 Secondary Rooms/Security
garage exit/entry door has gaps and missing trim, repair

7.4 Heating and Plumbing/Water Heater
HWH closet walls evidence of previous unfinished water damage repair. finish repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetation
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. comon area downstairs co detector inop, repair

2. common area upstairs smoke detector hanging down, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway
1.1 Living Room/Living Room Present
6/26/2023 Owner called in to give number for access. Luigi advised inspector must call prior in order to get into gated community. 415-730-4368. Per Jen ok to send to Brian. Alison
1.1 Living Room/Living Room Present
PRE-CALL 415-572-3575
jc-6-26-23 spoke to the owner who called and advised they will be oot on 7/24 - rescheduled the inspection to 8/1
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-6-2-23 rcvd email request from the owner requesting a reschedule (owner will be out of the country) rescheduled t0 7/27am
1.1 Living Room/Living Room Present
JC-6-26-23 spoke to the owners daughter who called and requested to reschedule the 6/27 inspection as her mother has been ill and has not been able to fix everything. R/S to 8/7.
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 415-302-9086
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace
1.1 Living Room/Living Room Present
6/26/23 tenant vacated unit on 6/25 and owner is putting property up for sale.
1.1 Living Room/Living Room Present
6/16/23 no show 10:14 am white/bmw in driveway tan house/blue trim gray welcome sign
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
1.3 Living Room/Electrical Hazards
light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
remove black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace

3.8 Bathroom/Floor Condition
floor deteriorating, replace
1.8 Living Room/Floor Condition
carpet deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-6-27-23 Gated area call 30 min prior for access 510-219-6129 gate code 8224
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.1 Living Room/Living Room Present
PRE-CALL 510-520-9710
2/20/2023 Owner called in to reschedule. Will be selling property. Advised we need a copy of the listing once she gets it. Moved from 2/27/2023 to 4/4/2023 9am-12noon. 510-520-9710 Alison
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

1.1 Living Room/Living Room Present
MUST be FIRST on route on 5/15/23 - Precall - 415-216-8048

CH-2-13-23 R/S from 2-21-23 to 3-20-23 owner said tenant is out of the couuntry Pre call 30 min prior 415-216-8042
1/16/23 N/E no access due to black dog inside gate i waited in front of unit for a few minutes pre-call # no answer (JW)

CH-12-12-22 R/S from 12-15-22 to 1-5-23 owner said have not been able to contact tenant Pre call 30 min prior 415-216-8048
11-3-22 11am-2pm
No show left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite

3.6 Bathroom/Ceiling Condition
ceiling in rear bathroom peeling paint

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/replace rear deck, deteriorating , holes in deck and rotten wood

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters around house

8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

3.3 Bathroom/Electrical Hazards
install GFI in half bath

3.12 Bathroom/Tub or Shower
shower handle pulling off, master bath

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

1.1 Living Room/Living Room Present
JC-6-28-23 Owner Julia called and requested to reschedule the 6/29 inspection to 7/25.
JC-5-3-23 Spoke to the owner who called and advised she received a notice about a missed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
JC-6/28/23 PRE-CALL 510-672-0282
Spoke to the owner who called and advised she will not be available on 6/30. R/S to 7/27.

1.1 Living Room/Living Room Present
6-28-23 Pre call 30 min prior 510-910-0589

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233
JC-6-28-23 spoke to the owner who called and advised her will be out of the country until Mid-September - rescheduled the 7/13 inspection to 9/18

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

1.1 Living Room/Living Room Present
Special inspection requested by tenant. Concerns: Water damage, active water leak, rodent infestation, mold concerns.

7/6/23 no show, called number provided no answer

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

1.1 Living Room/Living Room Present
6/19/23 tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat

1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit

1.1 Living Room/Living Room Present
6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
6/19/23 no show 2:16 pm bottom unit tan building

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.4 Other Rooms/Security
repair damaged door frame

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair

2.3 Kitchen/Electrical Hazards
install gfi next to sink

1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair

3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors on both levels and common area co detectors on both levels

1.1 Living Room/Living Room Present
6/19/23 no show 1:26 pm white duplex

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture

4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite and oven inop. replace/repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front steps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inop/missing, install

3.4 Bathroom/Security
gaps around door, repair

2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356
1.1 Living Room/Living Room Present
CH-6-29-23 R/S from 67-6-23 to 7-14-23 LL said tenant is sick Call 30 min prior 510-815-2356
2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI
3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)
3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)
1.1 Living Room/Living Room Present
PRE-CALL 925-243-7000
1.1 Living Room/Living Room Present
pre-call 510-207-0204
JC-6-29-23 Spoke to the owner who called and requested to reschedule the 7/21 Inspection - tenant is not available. rescheduled to 7/31
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
1.1 Living Room/Living Room Present
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer
1.1 Living Room/Living Room Present
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
1.1 Living Room/Living Room Present
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-6-30-23 PRE-CALL 510-963-6283 - spoke to the owner who called and advised someone was waiting at the house on 5/25 - advised of the Inspectors notes. Owner requested the fee be waived - advised we cannot.
5/25/23 no show, 10:23 tan house/handicap ramp
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
1.1 Living Room/Living Room Present
JC-6-30-23 Spoke to the owner who called and advised she called prior to the 6/9 inspection and confirmed 7/3 - rescheduled to the requested date and advised the owner to call to have the r/i fee waived if she receives one. (She may be sending exemption details)
No 11- 2 left notice took picture
1.1 Living Room/Living Room Present
No 11- 2 left notice took picture 925-708-9082
1.1 Living Room/Living Room Present
JC-6-20-23 Spoke to the owner who called and advised the tenant will be on vacation7/13- rescheduled the inspection to 8/4.
1.1 Living Room/Living Room Present
CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6327
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
1.1 Living Room/Living Room Present
CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
1.1 Living Room/Living Room Present
Pre-call 415-748-1925
JC-7-5-23 Spoke to the owner and r/s the 7/14 inspection to 7/25.
No show
1-4 left notice took picture
1.1 Living Room/Living Room Present
pre-call 510-374-8653 - owner called and requested a reschedule because the current tenant will be moving out this weekend.
1.1 Living Room/Living Room Present
pre-call 510-236-8366
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner who called and advised he called on 6/2/23 and requested to reschedule the 6/15 inspection to 7/6 - confirmed per the call report that he spoke with CH and confirmed that date. Rescheduled the inspection to 7/27 and advised the fee would be waived if the unit passes on the 27th. Owner is aware. 6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

1.1 Living Room/Living Room Present
pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
JC-7-6-23 Spoke to the pm and rescheduled the 7/11 inspection to 7/27pm
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power

2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)

4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)

4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)

5.2 Secondary Rooms/Security
Door to garage needs door sweep

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the owner and rescheduled to 8/10.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
PRE-CALL Dana Mitchell at 408-656-2102
6-1-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm

1.1 Living Room/Living Room Present
PRE-CALL 510-965-5974

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace broken toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inop,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
basement flooded, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex

1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
shower leaking, repiar

4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
1.1 Living Room/Living Room Present
CH2-17-23 Pre call 30 min prior 510-847-1269

4/18/23 inspection rescheduled to may 8th per owner
2.10 Kitchen/Stove or Range with Oven
replace/missing hood range knobs
2.3 Kitchen/Electrical Hazards
repair/open ground outlet
3.3 Bathroom/Electrical Hazards
repair/open ground outlet
4.10 Other Rooms/Smoke Detectors
missing smoke detector (left bed)
4.5 Other Rooms/Window Condition
repair/ damaged cracked window seal (front left)
1.1 Living Room/Living Room Present
CH-2-14-23 R/S from 3/14/23 to 3/30/23 owner out of the country Pre call 30 min prior 510-325-9811
1/7/23 door no answer spoke with owner on phone he stated he was out of town and did not receive not and still is out of town (JW)
2.12 Kitchen/Sink
sink loose, repair
2.4 Kitchen/Security
door facia deterirating, repair/replace
2.7 Kitchen/Wall Condition
repair holes in wall above stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling water damaged,repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Pressure Release valve/discharge pipe loose/damaged.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive tree debris
1.1 Living Room/Living Room Present
CH-3-23-23 R/S from 4-11-23 to 4-27-23 owner states tenant out of country Pre call 510-409-8330
2.12 Kitchen/Sink
garbage disposal inop
4.3 Other Rooms/Elecrtical Hazards
ceiling light inop,repair
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
PRE-CALL tenant Joel 510-685-3845

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
resurface/ top surface layer deteriorating
remove old deterioration caulking inside shower unit then re-grout
1.1 Living Room/Living Room Present
CH-5-1-23 Gated area call 510-717-8162 code #5911
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure (2nd fl hall)
3.12 Bathroom/Tub or Shower
remove old caulking inside shower unit then recaulk (2nd fl hall)
1.1 Living Room/Living Room Present
PRE-CALL 510-325-9811 - SPOKE TO THE OWNER AND RESCHEDULED THE 2/7 INSPECTION TO 3/30 - OWNER WILL BE OUT OF THE COUNTRY.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi next to microwave will not test/reset
3.8 Bathroom/Floor Condition
1. floor pulling up in front of tub, repair(hallway)

2. floor water damaged in master bathroom, replace floor and sub floor
5.2 Secondary Rooms/Security
repair damaged door frame in garage
3.12 Bathroom/Tub or Shower
repair/tub surface layer brown discoloration posing health hazard
remove/deteriorating caulking inside shower unit then regrout
3.6 Bathroom/Ceiling Condition
repair/ black organic substance forming
1.1 Living Room/Living Room Present
6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
6/22/23 no show 12:17 pink house on corner, tow truck in driveway

CH-4-14-23 R/S from 4-17-23 to 5-4-23 pm said not enough time to let tenant know Pre call 30 min prior 510-680-3026
2/21/23 no entry, spoke to property manager who said he was not aware of inspection

1/19/23 pre-call no answer-door no answer front door was open but white gate was closed i heard someone in home talking loud 3:57pm notice left (jw)

12/20/22 unit has 3 levels

CH-12-29-22 R/S from 12-28-22 to 12-20-22 do to inspector did not go out. mail out notice

CH-11-28-22 pre call 30 min prior 510-680-3026
2.10 Kitchen/If No Stove
all burners must self ignite
2.10 Kitchen/Stove or Range with Oven
replace? missing hood range filter

2.11 Kitchen/Refrigerator
repair/ light inop
2.3 Kitchen/Electrical Hazards
repair/ celling light fixture inop
2.4 Kitchen/Security
repair/ all damaged and broken cabinets
2.8 Kitchen/Floor Condition
repair/ damaged cracked tile
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (1st fl hallway)
repair/ toilet not working as designed (1st FL hallway)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ unsecured sink from wall: posing safety hazard (1st FL hallway)
3.12 Bathroom/Tub or Shower
resurface/ top layer discolored showing signs deterioration (1st FL hallway)
3.3 Bathroom/Electrical Hazards
replace/ gfci outlet INOP (1st FL hallway)
3.6 Bathroom/Ceiling Condition
repair/ black organic substance build up on celling walls (basement level)
3.8 Bathroom/Floor Condition
repair/ all water damaged bulging base boards (1st FL hallway)
4.10 Other Rooms/Smoke Detectors
smoke detector inop Loc;right bedroom (2nd FL)
5.3 Secondary Rooms/Electrical Hazards
repair/ celling light fixture inop (x2) Loc; laundry room
7.4 Heating and Plumbing/Water Heater
remove excessive clutter next to water heat unable to inspect
8.1 General Health and Safety/Access to Unit
replace/ missing door knob Loc; front door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ damaged risers posing tripping hazard
8.7 General Health and Safety/Other Interior Hazards
common area missing smoke detector (2nd FL)
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 4-24-23 to 5-4-23 owner said tenant will not be there and dont want any on in unit when not there Pre call 30 min prior 415-260-3328
3.7 Bathroom/Wall Condition
repair/ black organic substance forming on all walls
4.10 Other Rooms/Smoke Detectors
smoke detector missing (X2 bed)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP
8.7 General Health and Safety/Other Interior Hazards
Co2 detector INOP(common area)
repair/ smoke detector INOP (hall)
1.1 Living Room/Living Room Present
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
5/4/23 tenant said not notified and not ready

no show light green house, dog inside, black fence

4/4/23 no show 10:48 am dogs in front yard
1.8 Living Room/Floor Condition
1. transition from livingroom to kitchen broken, replace

2. floor deteriorating replace
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
unfinished repair, all repairs must be complete
3.5 Bathroom/Window Condition
window cracked/broken, replace
1.1 Living Room/Living Room Present
6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
1.1 Living Room/Living Room Present
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames
4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.8 Kitchen/Floor Condition
floor has hole, repai/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage
1.1 Living Room/Living Room Present
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
1.1 Living Room/Living Room Present
5/11/23 no show,11:17 am red/tan house tile roof, dog barking inside
2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace
1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
1.1 Living Room/Living Room Present
7/25/23 no show 3:15 pm called owner no answer

JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.
PRE-CALL Dana Mitchell at 408-656-2102
6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
1.1 Living Room/Living Room Present
CH-5-26-23 R/S from 6-9-23 to 7-7-23 owner will be out of town Call 1 HR prior 510-541-8536
2.12 Kitchen/Sink
1.dishwasher is inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-29-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.1 Living Room/Living Room Present
JC-7-6-23 Spoke to the owner who called and requested a r/s - moved from 7/7 to 8/7 CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice

2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed

4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

5.2 Secondary Rooms/Security
1. install door sweep on garage

6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

1.1 Living Room/Living Room Present
6/20/2023 no show, guy named jack answered door and said tenant not home.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
5/9/2023 Owner called needs to reschedule. Needs more time on repairs. Moved from 5/15/2023 to 6/26/2023 9am-12pm. Owner confirmed date and time. Alison

2.10 Kitchen/Stove or Range with Oven
repair/replace hood range filter cover/filter missing

2.3 Kitchen/Electrical Hazards
repair/replace - open ground outlet X2 (underneath & above sink)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/replace- toilet not fully secured to flooring (rear bath)

3.3 Bathroom/Electrical Hazards
repair/replace gfci outlet open ground (hallway & rear bath)

4.10 Other Rooms/Smoke Detectors
nmissing smoke detector/ front left

4.4 Other Rooms/Security
remove key lock entry all bedrooms X3

5.3 Secondary Rooms/Electrical Hazards
repair/replace open ground outlet (laundry room)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater/ inop

8.1 General Health and Safety/Access to Unit
repair/replace missing door knob to front metal gate

8.6 General Health and Safety/Interior Stairs and Common Halls
replace/repair smoke detector & Co2 detector missing (common area)

1.1 Living Room/Living Room Present
no show, tenant not notified

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-31-23 owner said tenant is out of town 443-473-8298
6/6/23 tenant stated her inspection was canceled, no access

1.1 Living Room/Living Room Present
CH-7-7-23 pre call 30 min prior 650-218-3675
Tenant no show 2/27/2023 1:20 pm

Blue tesla in driveway, door tag left at unit

8.1 General Health and Safety/Access to Unit
unit is under renovation, unable to fully inspect unit, owner present

1.1 Living Room/Living Room Present
7/6/23 per owner and tenant, dishwasher is not used and tenant is okay with this. Per CCastanchoa, okay to pass item.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner is out of town call 30 MIN PRIOR 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-25-23 owner out of town call 30 min prior 510-502-8768

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-21-23 to 7-27-23 owner will be out of town Call 30 min prior 916-218-8826

1.1 Living Room/Living Room Present
CH- Change time to 1-4pm owner has appt in am call 510-823-7710

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

1.1 Living Room/Living Room Present
PRE-CALL 650-218-7460
GATE CODE #6473

1.1 Living Room/Living Room Present
7/7/23 owner reported property is vacant and will be sold.

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior
415-713-1412

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.4 Other Rooms/Security
1. no access keyed door locked

2. remove keyed door lock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck has loose steps and rotten wood, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install/repair missing,damaged ventilation screens around base of house

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on exterior steps

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.6 Living Room/Ceiling Condition
repair,peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on 1st level of home and basement

3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace x2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
shower enclosure tile broken, replace
3.3 Bathroom/Electrical Hazards
fan cover missing,install
3.6 Bathroom/Ceiling Condition
excessive black discoloration, remove
3.7 Bathroom/Wall Condition
1.excessive black discoloration

2. wall water damaged between toielt and tub
1.1 Living Room/Living Room Present
pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
repair/ hood range combo INOP
2.3 Kitchen/Electrical Hazards
outlet INOP
replace/missing outlet cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ base loose
3.5 Bathroom/Window Condition
repair/damaged window seal signs of water damaged
6.4 Building Exterior/Condition of Exterior Surfaces
repair/ damage garage with rotted framing and peeling paint (backyard)
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
2.12 Kitchen/Sink
recaulk around sink
2.7 Kitchen/Wall Condition
cover hole around disposal switch
2.10 Kitchen/Stove or Range with Oven
ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is hanging down by wires, repair
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
1.1 Living Room/Living Room Present
3/13/23 no show 11:22 tan building/bottom right unit,white security gate

5/15/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
repair or replace/ sub flooring and wall underneath sink warped with black organic substance
2.3 Kitchen/Electrical Hazards
unable to check power due to circuit breaker box tripped (JW)
2.4 Kitchen/Security
repair or replace/ damage cabinets and drawers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly secured to flooring
3.3 Bathroom/Electrical Hazards
light / inoperable
3.8 Bathroom/Floor Condition
repair or replace/ water damaged baseboards

4.10 Other Rooms/Smoke Detectors
smoke detector missing X3 bedrooms
4.6 Other Rooms/Celing Condition
repair or replace/ black organic substance posing health hazard (center bedroom)
4.7 Other Rooms/Wall Condition
repair/ large hole in wall (right bed)
8.6 General Health and Safety/Interior Stairs and Common Halls
co2 smoke detector combo INOP/hallway
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ circuit box breaker tripped
1.1 Living Room/Living Room Present
CH-4-11-23 R/S from 5-2-23 to 5-16-23 owner states has new tenant moving in on 5/1 Pre call 30 min prior 510-368-0122
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair/repalce
2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
6/27/23 no access, gated community the shores 2:20
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
4.4 Other Rooms/Security
repair/replace door knob
2.10 Kitchen/Stove or Range with Oven
replace grease screen
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.6 Kitchen/Ceiling Condition
Holes on ceiling, evidence of leaking, repair

3.13 Bathroom/Ventilation
Electric vent fans must function when switch is turned on.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, hallway upstairs bathroom

3.7 Bathroom/Wall Condition
remove excessive black discoloration, hallway bathroom upstairs

3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, upstairs hallway, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.garage door deteriorating/hole replace

2. ceiling in garage has evidence of leaking, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected to drain in front of house, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop upstairs hallway, repair/replace

1.1 Living Room/Living Room Present
CH-5-22-23 R/S from 5-30-23 to 6-29-23 owner said more time for contractor to do the work
CH-4-14-23 R/S from 4-18-23 to 5-30-23 owner said just got contractor to do the work Pre call 30 min prior 510-965-2269

2.3 Kitchen/Electrical Hazards
1. GFI on island will not test/reset.. replace

3.12 Bathroom/Tub or Shower
hallway bathroom tub overflow drain cover missing, install

4.10 Other Rooms/Smoke Detectors
. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window and sill has excessive black discoloration, remove/repair

4.6 Other Rooms/Celing Condition
master bedroom ceiling has excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
remove excessive black discoloration, master bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed and thermostat falling off wall, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has excessive standing water, not draining, repair health and safety haz

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door off track, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

1.3 Living Room/Electrical Hazards
replace missing light fixture cover

1.8 Living Room/Floor Condition
carpet deteriorating, replace

2.11 Kitchen/Refrigerator
Refrigerator and freezer Gasket Deteriorated. replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet handle, not working as designed,repiar/replace

1.1 Living Room/Living Room Present
CH-5-2-23 Pre call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove inop, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.3 Living Room/Electrical Hazards
entryway ceiling peeling paint,repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH--3-23-23 R/S from 4-27-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-367-0848

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath faucet handle leaking, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 1319 S 58TH ST - INSPECTOR PLEASE GO TO THIS ADDRESS AND PRE-CALL 408-313-3728.
JC-4-20-23 Spoke to the owner who called and advised the address in the system is incorrect as it should be S 58th st - advised I would notate the correct address and pre-call so there are no issues on 5/8.
CH-4-3-23 owner call in at 2:25 said no one show up address is 1319 S 58th St Pre call 30 min prior Dave 408-313-3728.

4/3/23 not a real address, spoke to Claudia, and asked her to check address. no show

2.3 Kitchen/Electrical Hazards
cover exposed electrical wires

4.4 Other Rooms/Security
remove all keyed interior bedroom locks. x3

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/ionp. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
basement hallway outlet broken, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector in basement

7.4 Heating and Plumbing/Water Heater
replace pressure release valve pipe

1.1 Living Room/Living Room Present
4/11/23 no show light tan house/green trim

2.12 Kitchen/Sink
water pressure too low, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-3-27-23 R/S from 4-10-23 to 5-15-23 owner will be out of the country Pre call 30 min prior 408-804-3194

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5-23-23

CH-1-13-23 R/S from 1-16-23 ro 1-24-23 owner out od town Pre call 510-758-8604
JC-12-19-22 Spoke to the owner who called and advised they are still waiting on a part to make the repairs. r/s from 12/22 to 1/16am. pre-call 510-758-8604
CH-12-29-22 R/S from 12-28-22 to 12-22-22 do to inspector did not go out. spoke with owner mail out notice

CH-11-4-22 R/S fron 11-7-22 to 11-28-22 Owner has covid Pre call 30 miun prior 510-758-8604
CH-10-14-22 R/S from 10-18-22 to 11-7-22 owner son has covid
CH-9-26-22 R/S from 9-29-22 to 10-18-22 Owner had to order window Pre call 30 min prior 510-758-8604
CH-9-12-22 R/S from 9-13-22 to 9-29-22 window got broke and have to special order it Pre call 30 min prior 510-758-8604
CH-8-31-22 R/S from 8-30-22 to 9-15-22 inspector unable to do route
MZ 6/26 Owner, Susan, called in. Tenant has new baby doesnt want anyone coming in the home right now due to COVID-19. Changed from 7/1 to 8/5 11-2
NE at 11:15 am on 8/05/20

1.2 Living Room/Electricity
5/23/23 owner called 5/15 to RS off 5/15, per CH RS to 5/30 but NEVER rescheduled. called owner and notified RS to 6/29 1-4 FINAL RS

1/24/22 no show, spoke to owner, tenant has covid

1.4 Living Room/Security
no show 2/21/23 no show white house/blue trim

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
sink peeling/chipping paint, resurface/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink both bathrooms

3.12 Bathroom/Tub or Shower
recaulk around tub, hallway bath

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
6/30/23 tenant not notified of inspection,

1.1 Living Room/Living Room Present
6/3/23 no show 9:59 am white house, ring camera doorbell

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath

1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom

4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace

2.12 Kitchen/Sink
faucet loose, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

1.1 Living Room/Living Room Present
6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
6/30/23 no show 11:34 am gray building/blue trim,top front unit
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
1.1 Living Room/Living Room Present
6/30/23 no show, not notified
1.1 Living Room/Living Room Present
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
JC-7-10-23 Owner advised the tenant will be in surgery and in recovery until 8/11 - rescheduled to 8/14pm
CH-7-7-23 R/S from 7-13-23 to 7-31-23 owner will be out of town Owner wants a pre call 30 min prior 415-713-1412
1.1 Living Room/Living Room Present
JC-7-27-23 Received proof unit is Section 8 - cancelled inspection. No refund to be issued if requested as the owner received the rrip annual notice prior for the 6/6/23 inspection date but did not provide exemption proof until 7/18 so the inspection attempt was made.
Owner to send documents to prove tenant is on s8 -JC 7/10/23

7/7/23 owner canceled

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158
1.1 Living Room/Living Room Present
INSPECT: 107 Martina St D
JC-7-10-23 Spoke to the pm who called to advise the correct address is 107 Martina St D - advised I do not show that that information was sent in by them, but explained we will move forward with Inspecting 107 Martina St D.
1.1 Living Room/Living Room Present
7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.1 Living Room/Living Room Present
JC-7-10-23 Owner called and spoke to MT - requested to reschedule (he will be out of town) r/s from 7/17 to 8/8
1.1 Living Room/Living Room Present
JC-7-10-23 Owner is out of the state rescheduled the 7/14 inspection to 8/4
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
1.1 Living Room/Living Room Present
CH-7-10-23 LL call with gate code #2081
6/8/23 no access gated community
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468

1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified

3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub

4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs
3.5 Bathroom/Window Condition
install screen upstairs bathroom
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair
7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
pre-call 510-816-2556
JC-7-11-23 Spoke to the owner who called and advised repairs are done - owner requested to move the Inspection up to 7/31.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison
3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
JC-7-11-23 Spoke to the owner who called and advised he will be out of town on 7/20 rescheduled to 8/7am
1.1 Living Room/Living Room Present
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior
510-541-3864
4.4 Other Rooms/Security
Remove key door locks from bedrooms
8.7 General Health and Safety/Other Interior Hazards
common smoke detector inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/13/22 no show 11:16 am , gray building
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
PRE-CALL 805-822-7522
JC-4-12-23 Owner called and requested to reschedule to 5/11 (he did not give approval for the tenant to request a reschedule)
JC-4-12-23 Spoke to the tenant who called and advised she would like to r/s the inspection to 5/11 1-4pm - T will have owner cb to confirm.
JC-4-10-23 Spoke to the pm who called to r/s. He will check with the tenant and cb if needed.
1.1 Living Room/Living Room Present
Tenant called in the r/s the 2/2 inspection. Advised the owner will have to call in to request a reschedule or to have it notated that the tenant has been given approval to r/s the upcoming inspection. -jc 1/30

5/16/23 no show 1:30 brown duplex
1.4 Living Room/Security
1. sliding door installed backwards, leaking water and air, repair/replace
2. weatherize front door
1.6 Living Room/Ceiling Condition
livingroom ceiling cracking and has evidence of water damage, repair
1.8 Living Room/Floor Condition
livingroom baseboards water damaged
4.5 Other Rooms/Window Condition
Rear bedroom - Window must be openable and remain open without props. Window leaking water.
6.3 Building Exterior/Condition of Roof and Gutters
1.evidence of roof leaking 2. repair leaking gutters in front
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on trim around unit
1.1 Living Room/Living Room Present
4/20/23 no show 10:29 am white house black honda crv in front of gate

5/18/23 no access, not notified of inspection
2.11 Kitchen/Refrigerator
Refrigerator not maintaining temperature, repair or replace
4.4 Other Rooms/Security
Remove key lock entry from bedroom door, unable to access room at time of inspection as door is locked and tenant didnt have key.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace defective smoke detector in laundry room

1.1 Living Room/Living Room Present
5/22/23 no show 2:04 pm blue house on water
8.7 General Health and Safety/Other Interior Hazards
all smoke detectors in house inoperable, repair.
8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well
8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
CH-7-12-23 R/S from 7/20/23 to 8/7/23 owner said tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-12-23 Call 1Hr prior 415-828-2463
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair

1.1 Living Room/Living Room Present
CH-3-24-23 R/S from 4-6-23 to 5-15-23 Property Mgr said tenant move out and they are going to have to rehab the unit dont know how long it will take Pre call 30 min prior 510-406-0717

5/15/23 no show,house being remolded,owner not present, called, no answer

62/23 unable to perform inspection due to house being worked on

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement

3.3 Bathroom/Electrical Hazards
light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

1.1 Living Room/Living Room Present
6/26/23 no show 11:00 flower shop front

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window cracked, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck steps deteriorating, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2. hot water heater closet door broken, repair

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

1.1 Living Room/Living Room Present
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PRE-CALL 415-244-1274

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PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
1.1 Living Room/Living Room Present
GATE CODE: #6853
6/19/23 no access, gated community breakers
JC-7-13-23 Spoke to the owner who called and requested to reschedule the 7/31 inspection and waive the fee (re-inspection) advised we cannot waive the fee because the gate code should have been provided before the inspection. Rescheduled to 8/14 -- the owner may cb if that date does not work for the tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017
3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub
6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard

1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised this is a s8 unit - advised her to send proof (R/S to 8/7am)

1.1 Living Room/Living Room Present
6/5/23 covid, no access
JC-7-17-23 Spoke to the owner who called and left a message on 7/14 requesting to reschedule - originally the tenant had covid and now the kids are sick as well rescheduled to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called 7/14 to request a reschedule - tenant is sick with covid symptoms. R/S to 8/10
CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior 510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-7-17-23 Spoke to the owner who called and advised they have an appt on 8/1 - rescheduled to 8/14.
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091

2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure

3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating

1.1 Living Room/Living Room Present
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
PRE-CALL 510-715-0099

1.1 Living Room/Living Room Present
6/5/23 tenant not notified, needs reschudled

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath

1.1 Living Room/Living Room Present
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater

8.7 General Health and Safety/Other Interior Hazards
co detector missing, install

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
Install gfi oulet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom
2.3 Kitchen/Electrical Hazards
replace burned outlet
3.12 Bathroom/Tub or Shower
low water pressure for tub, repair
6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
7/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair/replace
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 5-18-23 to 7-7-23 ty to be there before 12:00 Pre call 30- min prior 510-714-6014
1/11/2023 Inspection rescheduled for 1/13/2023 at 8am. Per Brian spoke with tenant Seadawn Thomas. Shes available for 1/13/2023 at 8am. Call 30min prior 510-714-6014. Alison
CH-1-6-23 Call 30 min prior 510-714-6014 make first on route tenant has to leave by 11:45

4/20/23 no access, tenant not notifed of inspection
2.4 Kitchen/Security
rear door frame and threshold needs repaired/replaced, deteriorating and loose, has gaps and excessive peeling paint
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. floor is deteriorating, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has holes indicating, previous leak and water damaged, repair
5.2 Secondary Rooms/Security
garage door broken/inoperable, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
garage wall has large holes. repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear railing next to rear door loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.,, there is overgrown vegetation all over the property, cut and remove
1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303
2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
1.1 Living Room/Living Room Present
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
3.3 Bathroom/Electrical Hazards
Gfi in bathroom not working as designed, replace
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,
1.1 Living Room/Living Room Present
CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL
2.12 Kitchen/Sink
1.recaulk around sink

2. repair leaking from sink
3.12 Bathroom/Tub or Shower
1. tub rusting,worn resurface tub

2. trim around bottom of shower enclosure pulling off/up repair
3.7 Bathroom/Wall Condition
wall between toilet and tub tile missing grout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unit has insufficent heat source,for size of unit
1.1 Living Room/Living Room Present
5/25/23 no access, tenant sick

CH-4-4-23 Pre call 30 min prior 510-325-4227
8.7 General Health and Safety/Other Interior Hazards
common area Co detector inop,repair
1.1 Living Room/Living Room Present
7/7/23 no show gated community, called number no answer

5/25/23 no show, spoke with owner tenant wont be home until after 2pm

CH-5-15-23 R/S from 5-16-23 to 5-25-23 owner said tenant is out of town Pre call 30 min prior 530-312-4812
4/13/23 no show 2:10 pm The shores complex , lock box on railing next to door
1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
5/30/23 no entry

4/24/23 no access, tenant not notified
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair
1.1 Living Room/Living Room Present
5/30/23 no entry, tenant not notified of inspection

1/6/23 spoke with tenant through window not notified no access (JW)
1.4 Living Room/Security
weatherize door, allowing cold inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
dishwasher not working as designed, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled
8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and advised they more time - rescheduled the 8/11 inspection to 9/18
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-7-18-23 Spoke to the owner who called and requested to reschedule the 7/28 inspection she lives in San Diego, and the tenant/pm is not available. She gave approval for the tenant/pm to reschedule if needed - Tenant/pm name Eric Lichtward.
6/13/23 no show 12:45 peach building front unit
1.1 Living Room/Living Room Present
JC-7-19-23 Spoke to the owner who called and advised she will be out of state on 7/27 and the tenant is not available - rescheduled to 8/18.
6/30/23 tenant and owner present unable to perform inspection due to PGE shut power off

CH-5-23-23 R/S from 5-30-23 to 6-30-23 owner said tenant will be moving out and the house will be going on the market to sale ph# 510-338-2826
1.1 Living Room/Living Room Present
pre-call 415-662-8483
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447

7/20/23 no show 1:38 pm green building/red door
1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
evidence of leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

1.1 Living Room/Living Room Present
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC

1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-774-7892 GATE CODE: #7744

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater

1.1 Living Room/Living Room Present
CH-4-18-23 R/S from 4-20-23 to 5-30-23 owner said need more time work on house not done Pre-CALL 415-795-8467
JC-2-7-23 Spoke to the pm who called and advised the current tenant is in the process of moving out (the unit will still be a rental) advised the pm they will rcv a notice in the mail with the R/I date. Owner did mention he spoke to someone to r/s the 2/2 inspection, and advised he would rcv a cb but did not.
1/31/23 N/S spoke with management om phone they said they were trying to reach out phone call and emails to reschedule (jw)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

1.1 Living Room/Living Room Present
5/23/23 no show 1:08 pm blue house

3.3 Bathroom/Electrical Hazards
hallway bath GFI will not test/reset

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.12 Bathroom/Tub or Shower
resurface tub

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair

4.6 Other Rooms/Celing Condition
remove excessive black discoloration

4.7 Other Rooms/Wall Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
kicthen sink cabinet door off hinges,repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

2.12 Kitchen/Sink
sink leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior
925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
CH-6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

3.12 Bathroom/Tub or Shower
tub diverter not working as designed repair

3.7 Bathroom/Wall Condition
repair hole behind sink

4.5 Other Rooms/Window Condition
replace tattered screens on bedroom windows

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
6-8-23 R/S from 6-27-23 to 7-11-23 owner will be out of the country Call 30 min prior 415-305-3113

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
PRE-CALL 650-444-6341
JC-4-24-23 Rcvd email request from owner to r/s the 4.25 inspection. Rescheduled to 5/22 - owner is aware.

1.3 Living Room/Electrical Hazards
outlets have open ground, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink vanity cabinet doors deteriorating, replace

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.12 Kitchen/Sink
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

1.1 Living Room/Living Room Present
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

8.7 General Health and Safety/Other Interior Hazards
1. install common area co up and downstairs .

2. upstairs common smoke inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

1.1 Living Room/Living Room Present
7/11/23 no access, gated community

1.1 Living Room/Living Room Present
6/8/23 no show 12:58 gray house/red trim

7/11/23 no show 1:55 pm
1.1 Living Room/Living Room Present
7/11/23 no show, house for sell
6/8/23 unit is for sell
CH-5-12-23 R/S from 5-16-23 to 6-8-23 owner said tenant has not moved out yet
CH-3-29-23 R/S From 3-30-23 to 5-16-23 owner call in said tenant is moving out 5-15-23 Pre call 30 min prior 510-512-6159

JC-2-15-23 Spoke to the owner who called and advised they are in the process of eviction with this tenant request to r/s from 2/21 to 3/30 - owner may cb to r/s again.
1/31/23 N/S spoke with owner asked for reschedule and tenant is in eviction process until may (jw)

12/27/22 spoke with owner on phone he asked for reschedule 10:19 (jw)

JC-11-28-22 Spoke to the owner and r/s to 12/27 CH-11-1-22 R/S from 11-3-22 to 11-29-22 owner served tenant with an evection. Pre call 30 min prior 510-512-6159
1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 11:27 am brown 4-plex
1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim
2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard
1.1 Living Room/Living Room Present
CH-724-23 Call owner 1 HR prior 510-467-5356
Please call tenant at 707-489-9887 for gate access/a gate code -JC 6/26/23
6/13/23 no access, gated community

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit

1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture

1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200

2.8 Kitchen/Floor Condition
floor deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install

3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair

3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.1 Living Room/Living Room Present
JC-9-13-23 PM advised the will email the listing agreement. Unit is on the market. Moved the 9/18 inspection to 10/10 pending proof.
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282

1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282

1.7 Living Room/Wall Condition
wall cracking, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
JC-7-26-23 Spoke to the owner who called and advised she mailed in proof that the unit is s8 - rescheduled the 7/27 Inspection to 8/18 pending proof to cancel.
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.

1.1 Living Room/Living Room Present
PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk
Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no hot water for faucet

3.3 Bathroom/Electrical Hazards
light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inop,repair

1.1 Living Room/Living Room Present
4/18/23 tenant not home, gentleman who answerd door was not aware of inspection

1.3 Living Room/Electrical Hazards
outlet in front of storage door pulling from wall, repair

3.3 Bathroom/Electrical Hazards
1. Hallway bath upstairs Outlets inoperable, repair

1.1 Living Room/Living Room Present
4/24/23 no show 11:57 am cream house/black gate

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in common area

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

3.3 Bathroom/Electrical Hazards
Non-working outlet may be hazardous, repair

4.4 Other Rooms/Security
unable to inspect due to keyed lock, remove keyed lock and allow inspection

1.1 Living Room/Living Room Present
pre-call 30 minutes prior 510-305-0030

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area smoke detector/co detector in basement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable heat source, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install , all levels of unit

1.1 Living Room/Living Room Present
JC-6-6-23 Owner cancelled the re-inspection check because it had not cleared, but advised he will be sending another check. I explained he will get a notice in the mail with the r/i date and time.
5/22/23 no show 2:48 pm white house/burgandy trim

3/2/23 N/S off white house red trim and wood gate phone/door no/answer picture taken (JW)
CH 2-3-23 R/S from 2-9-23 to 3-2-23 owner gave permission for tenant to schedule

1.3 Living Room/Electrical Hazards
light inop, repair

2.10 Kitchen/Stove or Range with Oven
install missing stove knob
2.4 Kitchen/Security
repair hole in door from kitchen to garage
3.4 Bathroom/Security
repair pocket door for rear bath
3.7 Bathroom/Wall Condition
repair hole in wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co and smoke detector missing/inoperable repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan and light inop, repair/replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair
1.1 Living Room/Living Room Present
7/18/23 no show 10:07 am camel colored 4-plex bottom left unit
2.12 Kitchen/Sink
sink leaking,repair
2.5 Kitchen/Window Condition
1.window sill excessive black discoloration
2. evidence of leaking/water damage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.sink faucet dripping constantly, replace
2. sink loose from countertop/vanity, repair
3. sink leaking
3.12 Bathroom/Tub or Shower
no hot water in tub, and faucet dripping consstantly
3.13 Bathroom/Ventilation
ventilation fan cover missing
3.6 Bathroom/Ceiling Condition
large hole in ceiling from water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed, replace
4.5 Other Rooms/Window Condition
window sill deteriorating, excessive water damage and black discoloration, replace
4.7 Other Rooms/Wall Condition
wall has excessive black discoloration, remove
4.8 Other Rooms/Floor Condition
replace deteriorating carpet, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat source inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
7/18/23 no show 11:16 am cream house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
window cracked, repair
1.1 Living Room/Living Room Present
7/18/23 no show , called no answer, orange house,red honda/ blue toyota in driveway/yard dogs in yard

pre-call 510-418-0826
2.10 Kitchen/Stove or Range with Oven
stove/missing knob
repair/ALL BURNERS MUST SELF IGNITNE
2.3 Kitchen/Electrical Hazards
gfci open ground outlet
2.4 Kitchen/Security
repair/ damaged cabinet missing door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not properly secured to flooring(hall)
repair/toilet loose at base(back unit)
repair large hole in wall (back unit)
3.12 Bathroom/Tub or Shower
REPAIR/ LOOSE SHOWER HANDEL(hall)
3.4 Bathroom/Security
repair/ loose unsecured shower doors (hall)
repair/ large hole in wall(back unit)
repair/cabinet draws missing(back unit)
4.10 Other Rooms/Smoke Detectors
missing smoke detector/REAR RIGHT
4.4 Other Rooms/Security
remove key locked entry bed X3
7.2 Heating and Plumbing/Safety of Heating Equipment
flue pipe deteriorating discolored and not connceted
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate missing bodes/repair not secure
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window cracked, repair
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
1.5 Living Room/Window Condition
install missing screen
3.3 Bathroom/Electrical Hazards
install Gfi outlet
7.5 Heating and Plumbing/Water Supply
water off in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/18/23 not notified of inspection
1.1 Living Room/Living Room Present
Special Concern: Mold and water damage.
call the tenant at 415-652-1666

3/13/23 no show 2:29pm bella vista apt

5/15/23 no show tenant moved, spoke on phone

7/14/23 no show, owner says not notified
1.6 Living Room/Ceiling Condition
repair or replace/ large area with black organic substance and brown discoloration ; posing health hazard
4.5 Other Rooms/Window Condition
repair or replace/ window has excessive black organic substance on window seal
8.1 General Health and Safety/Access to Unit
repair/ replace/ air breeze coming through front door weather stripping
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce
4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace
4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair
1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
1.1 Living Room/Living Room Present
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair
3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair
1.1 Living Room/Living Room Present
pre-call 510-829-4248
3.12 Bathroom/Tub or Shower
resurface tub, peeling paint
3.5 Bathroom/Window Condition
window sill has evidence of water damage,repair
3.7 Bathroom/Wall Condition
wall peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
4.5 Other Rooms/Window Condition
master bedroom window sill damaged.repair
4.7 Other Rooms/Wall Condition
master bedroom walls have black discoloration, repair/remove
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has excessive black discoloration, repair/remove
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
CH-5-15-23 R/S from 516-23 to 5-30-23 kids have covid
CH-4-3-23 R/S from 5/2/23 to 5/16/23 owner will be out of town Pre call 30 min prior 510-295-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
4.4 Other Rooms/Security
no access to bedroom due to being locked, owner/tenant must provide access to all bedrooms and remove any and all keyed interior door locks
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop, repair
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair
3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair
6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas
1.1 Living Room/Living Room Present
CH-6-16-23 R/S from 6-30-23 to 714-23 owner said tenant s moving out at end of month and dont want inspection until there are out Call 1 HR prior 415-324-9512
CH-5-9-23 R/S from 6-5-23 to 5-22-23 owner will be out of town Pre call 1 HR prior 415-324-9512
1.3 Living Room/Electrical Hazards
light fixture hanging down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms in unit)

5.4 Secondary Rooms/Other Potential Hazardous Features
garage sink faucet dripping, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. common area downstairs smoke detector inop, repair

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.8 Living Room/Floor Condition
entry walkway deteriorating,repair

3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

2.4 Kitchen/Security
rear door will not close as designed, repair

2.8 Kitchen/Floor Condition
floor deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall below shower water damaged master bath

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe

1.1 Living Room/Living Room Present
JC-7-27-23 Pm called last week for clarification on the garage sweep fail - called and advised yesterday 7/26.
Pm called back and advised they need more time to make the repair - rescheduled from 8/1 to 9/18.

4.4 Other Rooms/Security
remove keyed lock from master bedroom door

5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
JC-7-27-23 Updated pre-call number per owner last 2 digits were off
CH-7-5-23 R/S from 6-13-23 to 7-27-23 owner will be out of town and tenant can not get off work Call 1 Hr prior 510-316-6372
1.1 Living Room/Living Room Present
JC-7-27-23 Spoke to the owner who called and advised the inspection passed on the first attempt- advised I would confirm with the inspector moved the inspection to a later date for now.
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
1.1 Living Room/Living Room Present
7/27/23 no show, unit is vacant

PLEASE NOTE: UNIT IS VACANT, PRE-CALL 510-701-4981 6/30/23 no show 11:26 moccca colored house, unit looks empty
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.
2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair
3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair
4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling
6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.
1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX
3.12 Bathroom/Tub or Shower
shower inop, repair
1.1 Living Room/Living Room Present
7/21/23 no show 11:39 no access gated community
1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am

1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
2.12 Kitchen/Sink
recaulk behind sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
3.12 Bathroom/Tub or Shower
recaulk around tub
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
1.1 Living Room/Living Room Present
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard
2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, replace

4.3 Other Rooms/Elecrtical Hazards
ceiling fan light inop, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
interior staircase will not stay up with out a prop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector common area upstairs

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detctor

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is inoperable or missing. there must be a common area smoke detector on every level of unit and in bedrooms

1.1 Living Room/Living Room Present
7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am

1.1 Living Room/Living Room Present
7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
CH-6-28-23 R/S from 6-29-23 to 7-24-23 owner said tenant will not be there Call 30 min prior 510-304-8936
JC-3-22-23 Spoke to the owner who called and advised the fence work cannot be done by the contractor because of the weather. r/s 3/27 inspection to 5/8.
CH-3-1-23 R/S from 3-6-23 to 3-27-23 owner states repair of fence is not done due to the weather Pre call 30 min prior 510-374-8936
CH 1-4-23 R/S from 1-5-23 to 1-24-23 owner said repairs are not done
JC-10-31-22 Owner left msg advising OK to schedule with tenant. Called the tenant and reschedule to 12/5
JC-10-31-22 Spoke to the tenant who called and advised the 11/1 inspection does not work for her. Advised we will need permission from the owner to r/s with her. Called Elizabeth at 510-374-8976 and left message.

2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet handle loose - repair/replace
Caulking behind sink - repair/replace

3.12 Bathroom/Tub or Shower
Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk

3.7 Bathroom/Wall Condition
Towel rack - repair/replace

3.8 Bathroom/Floor Condition
Very badly damaged/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
All bedrooms must have smoke detectors - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Backyard fence leaning very badly - repair/replace

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
5.2 Secondary Rooms/Security
garage exit door will not open, repair
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.1 Living Room/Living Room Present
SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
PRE-CALL 510-932-5198
CH-7-11-23 R/S from 7-13-23 to 8-4-23 owner needs more time to do repairs
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
JC-8-2-23 Spoke to the owner who called and advised the repairs were done prior to the 5/25/23 inspection date. Advised I would research, and f/u. Owner requested a reschedule from 8/4 to 8/18.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down
3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055

1.1 Living Room/Living Room Present
CH-82-23 Pre call 30 min prior 415-519-2998
7/11/23 no show 12:57 pm burgandy house/ honda fit in driveway

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 no show 11:50 beige building/green trim
CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection

8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .

1.1 Living Room/Living Room Present
JC-8-2-23 Owner is out of town r/s from 8/15 to 9/18
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison

2.11 Kitchen/Refrigerator
1.Refrigerator/Freezer does not maintain temperature, not working as deisgned, repair/replace

2. Refrigerator Gasket Deteriorated.door not closing as designed, repair/replace

2.12 Kitchen/Sink
dishwasher draining from overflow valve on sink, repair

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

3.7 Bathroom/Wall Condition
toilet paper hlder upstairs hallway broken, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion on property,

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs

1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098

2.4 Kitchen/Security
rear door blocked, no egress

1.4 Living Room/Security
no eggress, all entry/exit doors must be accessible in case of emergency

1.7 Living Room/Wall Condition
repair hole in wall

2.12 Kitchen/Sink
sink peeling, resurface/repair

3.12 Bathroom/Tub or Shower
1. tub peeling, resurface
2. tub is missing overflow valve
3. shower enclosure cracked tile, repair

3.3 Bathroom/Electrical Hazards
gfi will not test/reset

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

8.7 General Health and Safety/Other Interior Hazards
install common smoke rear inlaw suite

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
CH-4-18-23 Pre call 30 min prior 510-701-2188

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. .
front bedroom

1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284

2.3 Kitchen/Electrical Hazards
light inop, repair

3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair

3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

4.4 Other Rooms/Security
Bedroom missing door knob - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
Shower door not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CH-6-8-23 Pre call 30 min prior 510-680-3050
4.10 Other Rooms/Smoke Detectors
Both back bedrooms smoke detectors not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
3.12 Bathroom/Tub or Shower
Shower head back plate missing - repair/replace
5.2 Secondary Rooms/Security
Garage door not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Large hole tub stopper missing - repair/replace
2.12 Kitchen/Sink
Kitchen sink not properly secured - repair/replace
3.6 Bathroom/Ceiling Condition
Bathroom ceiling very discolored - repair/repaint
3.8 Bathroom/Floor Condition
Bathroom floor very badly worn/damaged - repair/replace
2.2 Kitchen/Electricty
All lights not working properly - repair/replace
2.4 Kitchen/Security
Back door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st and 2nd floor toilet bases are loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd floor vanity mirror corroded/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2nd floor smoke detector not working repair/replace
4.4 Other Rooms/Security
Remove key lock door knob from bedroom
1.1 Living Room/Living Room Present
PRE-CALL FRANK 30 MINUTES PRIOR 510-774-9651
4.4 Other Rooms/Security
Remove all key door locks from bedrooms
1.1 Living Room/Living Room Present
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair
1.4 Living Room/Security
install deadbolt lock for front door
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
1.1 Living Room/Living Room Present
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison
2.12 Kitchen/Sink
ventilation fan light inop, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
4/11/23 no show light green hous/cream trim range rover and dodge truck in driveway
3.12 Bathroom/Tub or Shower
shower leaking, master bath, repair
3.8 Bathroom/Floor Condition
floor water damaged,master bath, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
6/15/23 no show 11:11 off white house/green dooe, doorbell broken
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inop, repair
1.1 Living Room/Living Room Present
JC-7-5-23 Spoke to the tenant who called to reschedule the 7/11 inspection - advised the owner would have to request the reschedule or call and give permission.
CH-4-25-23 R/S from 5-1-23 to 5-22-23 owner said tenant has doctor Pre call 30 min prior 415-696-1360

pre-call pm Jack 415-696-1360 or tenant at Claudia 510-776-4600
1.3 Living Room/Electrical Hazards
Multiple outlets right of entry have no power
2.10 Kitchen/Stove or Range with Oven
Remove excessive grease buildup (fire hazard)
4.4 Other Rooms/Security
Remove keyed lock from interior door. (all bedrooms)
4.5 Other Rooms/Window Condition
Master - bed blocking window must be moved (fire egress hazard)
5.2 Secondary Rooms/Security
Door to garage needs door sweep
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-4-10-23 R/S from 4-18-23 to 5-8-23 owner said tenant out of town Pre call 30 min prior 510-847-1269

5/8/23 no show 10:38 am gray tri level rowhouse,called owner,no answer

6/27/23 no show, called, wrong number gray rowhouse
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet not fully secured to flooring (basement level)
3.12 Bathroom/Tub or Shower
remove old deteriorating caulking then re-caulk (basement)
remove old deteriorating caulking then re-caulk (2nd FL right bed)
replace/ diverter not working as designed (2nd FL left bed)
1.1 Living Room/Living Room Present
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
1.1 Living Room/Living Room Present
7/27/23 no show, tenant not notified

6/30/23 no show, not notified
1.1 Living Room/Living Room Present
7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install gfi outlets in bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.
5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair
1.1 Living Room/Living Room Present
JC-8-4-23 Spoke to the owner who called and advised the tenant is not available on 8/14 - rescheduled the inspection to 8/21. CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23
1.1 Living Room/Living Room Present
PRE-CALL 510-504-4447
JC-8-4-23 Spoke to the owner who called to express frustration (on the original 7/20 inspection date the owner called and requested a same day pre-call - in error I did not provide the pre-call number to the inspector, so the inspection was missed). The owner is requesting that the annual be cancelled due to the mistake - advised that is not possible. Owner is aware, and ok currently.

7/20/23 no show 1:38 pm green building/red door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.8 Living Room/Floor Condition
flooring has deteriroating floor tiles, replace
3.13 Bathroom/Ventilation
install ventilation fan cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.1 Building Exterior/Condition of Foundation
bottom step of entry staircase loose/cracked stone, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.4 Living Room/Security
large gap at bottom of door allowing cold air and possible pest entry. repair
2.12 Kitchen/Sink
replace broken/deteriorating faucet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom step on front staircase stone loose/cracked, repair safty hazard
1.1 Living Room/Living Room Present
ADDRESS IS 39 13th ST

3/7/23 not a real address, please check address, called office, no answer

3/24/23 not a real address, check address
1.4 Living Room/Security
weatherize door gaps allowing cold air inside and possible critter entrance

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
floor water damaged in basement, replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration and peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
4/10/23 no access, tenant not notified, needs resheudle

5/15/23 no show 10:10 am tan house ford explorer in driveway

6/15/23 no show 2:13 orange jeep in driveway

7/28/23 no show 9:35 am
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
1.1 Living Room/Living Room Present
7/28/23 no show 12:17 pm
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.8 Kitchen/Floor Condition
floor sinking down/deteriorating in kitchen, repair/replace
3.3 Bathroom/Electrical Hazards
gfi will not test/reset repair/replace
3.8 Bathroom/Floor Condition
floor deteriorating, replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, replace both bedrooms
5.2 Secondary Rooms/Security
tenant must provide access to entire basement
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
large hole in backyard from where sup pump is located, cover hole, safty haz
1.1 Living Room/Living Room Present
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
JC-8-7-23 Spoke to the owner who called and advised the plumber rescheduled on him this weekend, so the work is not done - requested to reschedule the 8/8 inspection. Moved to 8/28
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet
3.3 Bathroom/Electrical Hazards
light fixture broken, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar
1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison
1.1 Living Room/Living Room Present
JC-8-8-23 Spoke to the owners son who called to advise the owner and tenant will be oot on 8/29 - requested to move the inspection to 9/20, advised the latest date currently is 9/18am - they will cb closer to the date to reschedule if needed.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
2.4 Kitchen/Security
large gaps around door, repair

1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, install two-prong outlet or replaced with a GFCI.
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seat
1.1 Living Room/Living Room Present
6/19/23 no show 12:05 white building/ gray trim bottom unit
2.12 Kitchen/Sink
cold water inop, repair
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
1.5 Living Room/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
repair damaged door frame
6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on rear side of unit
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
common hallway outside unit light inop, repair
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366

2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
1.1 Living Room/Living Room Present
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-7-11-23 RS from 7-25-23 to 7-31-23 spoke with LL said having surgery on the 25th
CH-6-22-23 R/S from 6-29-23 to 6-25-23 owner said have someone to do the gutter but cant start until late next week ph# 707--560-6044
2.12 Kitchen/Sink
faucet loose,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light master bath inop
5.3 Secondary Rooms/Electrical Hazards
install light switch cover for garage light
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
1.1 Living Room/Living Room Present
pre-call 510-816-2556
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop, repair
1.1 Living Room/Living Room Present
JC-8-9-23 spoke to the owner who called and advised she will be out of town on the 8/25 inspection. R/S to 9/18

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and advised he is going to have the unit treated this Saturday but is requesting a late October inspection. Advised the latest date available currently is 9/18. Owner will cb closer to the 9/7 schedule date if more time is needed.
7/5/2023 Owner called needs to reschedule. Just came back from vacation. Needs more time. Moved from 7/10/2023 to 7/25/2023 1pm-4pm. Call 30min prior 650-303-3963 Alison

2.12 Kitchen/Sink
ventilation fan light inop, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the tenant who called and advised he is out of town due to a flight delay - rescheduled to 8/18.
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant

3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner and rescheduled the 8/22 inspection to 9/7 no one is available. Pre-call 510-520-3184

1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.4 Kitchen/Security
door peeling paint, repair

5.2 Secondary Rooms/Security
garage exit door has gaps, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside

1.1 Living Room/Living Room Present
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
3.7 Bathroom/Wall Condition
wall next to toilet and tub evidence of water damage, repair, hallway bath
8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for exterior outlet on front porch
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
8/1/23 no show 3:15 pm

6/20/2023 no show, guy named jack answered door and said tenant not home.
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
caulking deteriorating/black discoloration around tub, recaulk around tub

1.1 Living Room/Living Room Present
CH-6-15-23 Call 30 min prior 510-260-6864

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair 2. Faucet handle not working as designed

1.1 Living Room/Living Room Present
7/17/2023 Owner Rosa called. Shes leaving the country but wants this inspection for an earlier date. Moved from 8/14/2023 to 8/1/2023 11am-2pm. She will let the tenant know must be there. PLEASE CALL ROSA 30MIN PRIOR 510-541-3864 Alison
CH-5-1723 R/S from 5-22-23 to 5-23-22 owner has doctor appt.
CH-5-9-23 R/S from 6-13 to 5-22 owner call needed early date and on a Monday Pre call 30 min prior 510-541-3864

4.4 Other Rooms/Security
Remove key door locks from bedrooms

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
laundry closet door off track, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.4 Other Rooms/Security
no access,door locked

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-7018
jc-8-10-23 Spoke to the owner who called and requested the 8/22 inspection be rescheduled (tenant not available) rescheduled to 9/18.

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called her and the tenant will not be available - rescheduled to 9/18 (9/1 original date)

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-10-23 Spoke to the owner who called to reschedule the 8/25 inspection, moved to 9/14.

1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows

1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
5.4 Secondary Rooms/Other Potential Hazardous Features
install co detector in laundry/garage
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor. or run outside
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch overhang rotten ,peeling paint, repair
6.4 Building Exterior/Condition of Exterior Surfaces
trim has excessive peeling paint,repair
1.1 Living Room/Living Room Present
9/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
3.3 Bathroom/Electrical Hazards
light bulb broken in light fixture, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke in basement
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-6-22-23 Gated area call to gain access 925-360-9525 gate code #4231
2.10 Kitchen/Stove or Range with Oven
repair/replace oven knobs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit

1.1 Living Room/Living Room Present
no show , tan building is a music store

5/8/23 no show building is a store front,

3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1.bathroom light over toilet inop
2.gfi next to toilet inop

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level.

4.3 Other Rooms/Elecrtical Hazards
outlets inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

1.1 Living Room/Living Room Present
8/4/23 no access, gated community sunst point

5/30/22 no entry 1:51 pm sunset point complex

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled

6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

1.1 Living Room/Living Room Present
CH-8-11-23 R/S from 8-21-23 to 9-21-23 owner needs more time

1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country

1.1 Living Room/Living Room Present
Pre-call 510-223-4703

1.1 Living Room/Living Room Present
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

1.5 Living Room/Window Condition
repair or replace / black organic substance forming

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring

4.5 Other Rooms/Window Condition
repair or replace/black organic substance forming(right bed)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater INOP(Livingroom wall heater)

1.1 Living Room/Living Room Present
6/1/23 no sh ow 11:06 green house
JC-8-14-23 Spoke to the pm who called and advised they need more time to complete the tub repairs as it may require the tenant to vacate the unit as they will not be able to use the shower (one bathroom) rescheduled from 8/29 to 9/21

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
Call tenant at 415-601-3693 if needed.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
CH-8-15-23 R/S from 8-24-23 to 9-18-23 owner call said tenant can not make it that day has to be 9/18/23

1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front

1.1 Living Room/Living Room Present
8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no access, tenant not notified

/6/23 no show 2:50 cream house/blue door
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit
1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
Pre call 30 min prior 502-386-4228
JC-8-16-23 Spoke to the owner who called and advised she would like to move the 8/28 inspection up to 8/18 because the will be out of town next week. Owner expressed concern about the inspector not having id. Owner questioned the r/i fee because she indicated she called and rescheduled the 2/7/23 inspection upon checking phone records there were no calls made. Owner will cb if she has additional information. CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the pm and rescheduled the 8/17 inspection to 9/5 - owner is out of town. 7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who called and advised he will be out of the country - r/s the 9/1 inspection to 9/21, owner will cb to reschedule as he is in the process of having a neighbor address their overgrown vegetation that has crossed his fence.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair

3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
JC-8-16-23 Spoke to the owner who requested to move the 9/5 inspection to 8/25 as she will be out of town on 9/5.
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz
4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told
5.2 Secondary Rooms/Security
garage exit door will not open, repair
8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard
1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,
4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair
4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-5-25-23 R/S from 6-15-23 to 7-6-23 owner is out of the country Pre call 30 min prior 925-783-6411
1.8 Living Room/Floor Condition
carpet deteriorating, repalce
2.4 Kitchen/Security
1. install striker plate on kitchen deadbolt lock

2. replace deteriorating door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
recaulk around sink
3.12 Bathroom/Tub or Shower
1. shower enclosure has excessive black discoloration, remove/repair

2. recaulk around tub
3.8 Bathroom/Floor Condition
floor has evidence of water damage,sinking down, replace floor
4.5 Other Rooms/Window Condition
rear bedroom windows have excessive black discoloration, remove/repair
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.7 Other Rooms/Wall Condition
rear bedroom walls have excessive black discoloration, remove/repair

6.4 Building Exterior/Condition of Exterior Surfaces
unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint
1.1 Living Room/Living Room Present
CH530-23 R/S from 6-9-23 to 6-27-23 owner will be out of town Pre call 30 min prior 510-520-9651
2.3 Kitchen/Electrical Hazards
install gfi oulet 3 ft from water
3.3 Bathroom/Electrical Hazards
install Gfi outlet both bathrooms
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
1.3 Living Room/Electrical Hazards
cover wires hanging from ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.repair exterior walkway, holes and soft spots,major safty hazard.
2. properly secure railings on ext walkway. loose, major safty haz
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
CH-5-9-23 owner call in said inspector did not do pre call
CH-5-4-23 Pre call 30 min prior 510-837-5257 owner has 3 other unit for insp
4.5 Other Rooms/Window Condition
remove black organic substance for window and sill
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection

5/11/23 no access, unit being remoldeled, construction worker unaware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
remove old deterioration discolored caulking at bottom of toilet base
3.12 Bathroom/Tub or Shower
repair/replace- black organic substance build up on shower doors and shower rack posing health hazard

Repair/replace- top surface layer deteriorating with brown discolored cracks (resurface)

remove old deteriorating caulking in side shower unit then re-caulk
3.6 Bathroom/Ceiling Condition
repair/replace - black organic substance build up
3.7 Bathroom/Wall Condition
repair/replace - black organic substance build up
1.1 Living Room/Living Room Present
3/14/23 no access tenant refused inspection stated they had a meeting to attend
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet not fully secured to flooring (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ faucet handle unsecured (hall)
repair/sink slow drain (hall)
3.6 Bathroom/Ceiling Condition
repair/ celling peeling paint large chunks of paint (hall)
4.10 Other Rooms/Smoke Detectors
replace/ smoke detector missing X2 bed (right&left)
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi on outlet 3 ft from water
3.3 Bathroom/Electrical Hazards
bathroom light fixture deteriorating/rusting and blinking constantly, replace
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.4 Kitchen/Security
kitchen door frame damaged, repair
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
1.1 Living Room/Living Room Present
PRE-CALL 415-336-7972
JC-4-11-23 Spoke to the owner multiple times regarding the 4/4 inspection - Owner advised they were there for the entire inspection window and the inspector did not go to this unit. Called owner back and left a detailed message and advised they will not be charged for the 4/4 inspection and can choose a r/i date that works best for them with a pre-call.
4/4/23 no show cream house/brick colums
3.7 Bathroom/Wall Condition
wall between toilet and tub water damaged, repair (hallway)
4.4 Other Rooms/Security
REMOVE KEYED DOOR LOCKS FROM ALL BEDROOMS
1.1 Living Room/Living Room Present
8/8/23 no show 1:22 , blue house, gate locked
5/30/22 no entry,12:23 blue house tenant not home

4/24/23 no access, tenant not notified
1.1 Living Room/Living Room Present
PRE-CALL 510-847-2867
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
2.7 Kitchen/Wall Condition
wall behind sink ,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement
1.1 Living Room/Living Room Present
CH-7-14-23 R/S from 7-24-23 to 8-8-23 owner not ready out of town
pre-call 707-731-7915

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.3 Kitchen/Electrical Hazards
1. outlet cover broken, replace

2. install Gfi next to water
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
install missing screens safty hazard
3.12 Bathroom/Tub or Shower
1. recaulk around tub
2. resurface tub,rusting
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install gutter downspout rear of unit
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove all overgrown vegetation on property
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inop,repair/replace
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
2.6 Kitchen/Ceiling Condition
evidence of water damage,repair
1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex/white trim lady looked out window of unit

CH-7-5-23 R/S from 714-23 to 8-7-23 owner still out of the country
CH-5-31-23 R/S from 6-8-23 to 7-14-23 owner is out of the country Call 30 min prior 510-588-5171
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-2-22-23 Pre call 30 min prior 510-367-4678

4/18/23 no show, owner not notified didnt recieve notice
2.3 Kitchen/Electrical Hazards
repair or replace/ outlet left of sink hot/neu reversed
4.10 Other Rooms/Smoke Detectors
smoke detector missing (rear right)
1.1 Living Room/Living Room Present
8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch
1.1 Living Room/Living Room Present
8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home
1.1 Living Room/Living Room Present
6/22/23 no show blue house
2.12 Kitchen/Sink
check low hot water pressure
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
3.12 Bathroom/Tub or Shower
check low hot water pressure
1.1 Living Room/Living Room Present
Tenant no show 2/27/2023 12:28pm
Upstairs center unit. Door tag left.

4/4/23 no show tan building 3:13 pm

5/8/23 no show 2:58 pm cream triplex, top left unit
1.3 Living Room/Electrical Hazards
light switch cover broken, replace
1.5 Living Room/Window Condition
1.window and sill has excessive black discoloration. repair/remove

2. window will not open as designed, repair/replace
2.3 Kitchen/Electrical Hazards
install gfi outlet next to sink,X2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.12 Bathroom/Tub or Shower
replace deteriorating toilet seat
3.3 Bathroom/Electrical Hazards
install Gfi
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
front heater inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation at front door and growing on to house
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route

2.10 Kitchen/Stove or Range with Oven
replace grease screen
4.4 Other Rooms/Security
repair/replace door knob
1.1 Living Room/Living Room Present
CH-6-28-23 pre call 30 min prior 925-519-1713 has 2 units on route
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, repair/replace
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light fixture inop, repair
2. light switch cover broken, replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in livingroom/diningroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair front bath
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace/repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.10 Other Rooms/Smoke Detectors
1.install co detector in rear room with enclosed heater

2. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair
3.8 Bathroom/Floor Condition
floor lifting at entryway, repair
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
3.5 Bathroom/Window Condition
screen missing, install
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.8 Other Rooms/Floor Condition
install transition strip
6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/7/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet is testing hot/neutral wires reversed next to sink

1.1 Living Room/Living Room Present
8/10/23 owner husband has covid

6/5/23 covid, no access

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S greyish blue unit phone/door no answer 3:05pm (jw)

1.5 Living Room/Window Condition
Window leaking

3.12 Bathroom/Tub or Shower
repair wall above shower, peeling paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. (ALL BEDROOMS)

4.8 Other Rooms/Floor Condition
Hall floor has water damage - repair

4.5 Other Rooms/Window Condition
Master bedroom window leaking and has black discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling - repair evidence of water damage

7.4 Heating and Plumbing/Water Heater
water heater enclosure roof leaking

Pressure relief drain pipe must be installed and extended to 6" of ground.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. (both levels needed)

1.1 Living Room/Living Room Present
8/10/23 no show, owner husband has covid

CH-5-1-23 R/S from 5-11-23 to 6-5-23 owner will be out of town until end of May Pre call 30 min prior
510-334-3244
2/7/23 N/S phone/door no answer picture taken 3:23pm (JW)

3/13/23 no show 11:13 am gray house/red roof, black security gate around unit locked

1.6 Living Room/Ceiling Condition
reapair cracking on ceiling

1.7 Living Room/Wall Condition
evidence of unfinished repair, all repairs must be finished

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.4 Kitchen/Security
door has gaps allowing cold air inside and possible varmen/insect entry, weatherize

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bath toilet not flushing as designed, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration from master and hallway bath ceilings

3.7 Bathroom/Wall Condition
remove black discoloration from master and hallway baths

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.5 Living Room/Window Condition
window will not lock, repair

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

1.1 Living Room/Living Room Present
CH-7-25-23 R/S from 7-28-23 to 8-11-23 owner said repair not done
6/15/23 tenant not notified

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove inop, repair/replace

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be completed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair

1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house

2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace

1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

1.1 Living Room/Living Room Present
Claudia add this note to the route: Entrance gate is at 1 shoreline Ct (enter gate code #3220) please make sure youre on lakeshore and not shoreline. Please call 510-708-2002 30 minutes prior.
JC-8-25-24 Spoke to the owner who called and advised she has been waiting for the inspector. Advised the inspector went to the unit and the tenant declined the inspection. Owner advised she thinks he may have been on shoreline.
CH-8-18-23 call for directions 510-708-2002 gated area

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway

2.12 Kitchen/Sink
faucet has low water pressure, repair

3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair

3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner said tenant will not let him in to do repairs Advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

1.1 Living Room/Living Room Present
PRE-CALL 415-515-7341
JC-8-21-23 Returned the owners voicemail who called to advise the 8/18 inspection was missed, owner advised he was expecting a call. Explained there was never a pre-call noted and added one.
7/21/23 no show 11:39 no access gated community
SH-8-18-23 12:24pm no show. knocked on door, no answer. brown complex, white trim.

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

1.1 Living Room/Living Room Present
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25

1.1 Living Room/Living Room Present
8/21/23 property is vacant and being sold.

7/31/23 no show 10:37 am

6/19/23 no show gray house/ nissan sentra in driveway, neighbor said tenant moved

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
7/24/2023 Owner Julia called needs an ext. Needs more time on the flooring. Moved from 7/25/2023 to 8/18/2023 11am-2pm. Owner stated tenant will be there. Alison
Tenant will be thereJC-5-3-23 Spoke to the owner who called and advised she received a notice about a kissed inspection, but the tenant was present from 11-2pm as requested. Per the inspector notes the arrival time was after 2pm. I advised the 3rd inspection fee would be waived if it does not pass on the next scheduled date. Owner is aware and requested that the next inspection window be honored. CH-4-3-23 owner call in said no on show up Pre call 30 min prior 408-533-3659

4/3/23 no show 2:05 pm gray house, green trim

2.8 Kitchen/Floor Condition
tile floor cracked/loose, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
CH-6-12-23 Pre call 30 min prior 510-230-3332

6/16/23 not a real address owner has 211 and 215 not 213
SH-8-18-23 10:55am no show. knocked/rang door bell, no answer. tan unit, white, black, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 10;55AM GRAY 4-PLEX

2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace

7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.

1.1 Living Room/Living Room Present
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.

1.1 Living Room/Living Room Present
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.

1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called and advised the bathroom remodel is still in progress, but they should have everything done by 9/11 - rescheduled form 8/28. Owner advised his son is making the repairs but between work and other things it has been delayed. CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475

3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
UNIT IS SECTION 8 - OWNER SENT PROOF 8/18/23 -JC

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer

1.1 Living Room/Living Room Present
PRE-CALL 510-915-1615 on 8/28 -JC
CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not a real address, called number no answer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

7.4 Heating and Plumbing/Water Heater
no access to hot water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
co detector missing, install
1.1 Living Room/Living Room Present
JC-8-22-23 spoke to the pm who called to advise the tenant is not available 8/25 - rescheduled to 9/14
1.1 Living Room/Living Room Present
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
JC-8-22-23 Spoke to the owner who called to advise he needs more time to finish the repairs - rescheduled the 8/31 inspection to 9/26
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
1.1 Living Room/Living Room Present
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
CH-2-24-23 R/S from 3-13-23 to 4-27-23 owner out of the country Pre call 30 min prior 502-386-4228

2/7/23 N/S light green house white trim no contact info door no answer 1:40pm picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
gfi will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
8/28/23 no show 11:43 an brown house

Pre-call 510-282-6540

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

2.3 Kitchen/Electrical Hazards
Gfi left of sink will not test/reset ,repair

3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair

3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair

4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace

3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair

3.3 Bathroom/Electrical Hazards
light fixture cover missing,install

3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair

4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed

4.3 Other Rooms/Elecrtical Hazards
light inop, repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair

7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.

1.1 Living Room/Living Room Present
8/23/2023 Owner called stated tenant just contacted her and advised they tested positive for COVID19 last night. Rescheduled to 9/26/2023 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884

1.1 Living Room/Living Room Present
JC-8-23-23 Owner called to question why this unit is scheduled for another annual when he was just scheduled last year - advised the system picked up a change in the ownership or owner name. Owner will email documents about the change to have the inspection be cancelled out (possibly).

1.1 Living Room/Living Room Present
7/11/2023 Owner called in needs more time to make repairs. Moved from 7/14/2023 to 8/14/2023 9am-12pm. Owner will advise tenant and tenant has the day off. So they will be there. Alison

3.3 Bathroom/Electrical Hazards
master bath Gfi outlet inop, replace
3.8 Bathroom/Floor Condition
floor has evidence of water damage/deteriorating. replace.

hallway and master bathroom
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 2601 CENTER AVE APT 200
SPECIAL CONCERN IS RODENT INFESTATION AND NO HEATER
3.3 Bathroom/Electrical Hazards
Outlet not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Bedroom outlet shorted out -repair/replace
1.1 Living Room/Living Room Present
6/19/23 no access, gated community breakers
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
upstairs hallway toilet not working as designed, running constantly, repair
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/22/23 no show, owner was out of town for surgery

CH-3-24-23 R/S from 4-10-23 to 5-4-23 owner has 2 other unit on 5-4-23 Pre call 1 HR prior 925-255-3091
2.10 Kitchen/Stove or Range with Oven
repair or replace/ hood range light and fan INOP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
3.12 Bathroom/Tub or Shower
resurface/ tub surface layer deteriorating
1.1 Living Room/Living Room Present
CH-7-24-23 R/S from 7-27-23 to 8-14-23 owner said tenant can not be there on that day
6/23/23 no show 2:18 pm light yellow house, chevy impala in driveway

CH-5-23-23- R/S from 5-8-23 to 6-23-23 owner said repairs not done
CH-4-11-23 R/S from 4-20-23 to 5-8-23 owner needs more time Pre call 30 min prior 510-799-4269

5/8/23 inspection rescheduled
2.10 Kitchen/Stove or Range with Oven
hood range light/ INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet INOP(master)
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hallway)
replace/ tub diverter not working as designed (master)
repair/ hot water setting not working as designed actually warm water coming out of shower (master)
3.4 Bathroom/Security
reapir or replace/ damaged broken cabinets(hallway)
5.3 Secondary Rooms/Electrical Hazards
celing light fixture INOP/ laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
repair or replace/ broken damaged unsecured fence (backyard)
8.2 General Health and Safety/Exits
repair or replace/ back door to backyard door knob not secure very loose
8.4 General Health and Safety/Garbage and Debris
excessive over grown vegetation throughout backyard
1.1 Living Room/Living Room Present
7/10/23 no show 2:53 pm gray 4-plex right front unit

A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday
- advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

2.10 Kitchen/Stove or Range with Oven
stove/oven missing knob, install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

1.1 Living Room/Living Room Present
7/18/23 no show 1:12 pm pink building

PRE-CALL 1 HOUR PRIOR (RENE 925-381-7607)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. common area co and smoke not working as designed, replace

1.1 Living Room/Living Room Present
7/18/23 not notified of inspection

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard

2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust

4.6 Other Rooms/Celing Condition
evidence of water damage,repair

7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
towel bar broken,repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
8/15/23 no access, owner present tenant not home

7/13/23 no show 11:27 am brown 4-plex

1.1 Living Room/Living Room Present
No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions

4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair

3.3 Bathroom/Electrical Hazards
ceiling has excessive black discoloration,repair

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair

3.4 Bathroom/Security
striker plate missing,install

4.4 Other Rooms/Security
striker plate missing,install

2.5 Kitchen/Window Condition
window sill peeling,repair

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

1.1 Living Room/Living Room Present
No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community

1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

1.1 Living Room/Living Room Present
CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530

8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

1.1 Living Room/Living Room Present
pre-call 510-434-6414
JC-8-25-23 Spoke to the owner who called regarding the re-inspection fee as she has been billed twice explained we have gone out 3 times, and there is a scheduled. date for 9/5. We cannot wave the fee.
date6/15/23 no show 10:39 gray house/ red door

5/1/23 no show 1:23 pm gray house/blue hummer in driveway

8.7 General Health and Safety/Other Interior Hazards
electrical box needs black cover

1.1 Living Room/Living Room Present
JC-8-25-23 Spoke to the owner and rescheduled 9/7 to 9/25am - owner needs a morning appointment.

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
1.1 Living Room/Living Room Present
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
7/28/2023 Owner called stated tenant tested positive for COVID19. Rescheduled from 8/8/2023 to 8/21/2023 1pm-4pm. Owner confirmed. Will advise tenant of date and time. Alison
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly.
2.12 Kitchen/Sink
Disposal not functioning.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repair
1.1 Living Room/Living Room Present
8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
7/24/23 no show 12:45 tan house/brown trim

JC-8-1-23 Spoke to the owner who called last week disputing the no entry result as the tenant indicated the inspector never went out. Contacted the inspector who provided picture proof of a 12:46pm arrival. Called the owner on 8/1 at 12:55 to advise. Provided the re-inspection fee amount as requested and explained she will rcv a notice in the mail.
1 hour pre-call 510-672-0282
1.7 Living Room/Wall Condition
wall cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
7.4 Heating and Plumbing/Water Heater
install correct Prvp, must be copper, or cpvc piping.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821 PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

1.1 Living Room/Living Room Present
7/24/23 tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/21/23 tenant did not want me to do inspection because son was not home

7/24/23 tenant not noitifed

6/6/23 no show 11:48 gray house on corner, alot of flowers in yard

1.1 Living Room/Living Room Present
CH-6-12-23 R/S from 6-16-23 to 7-7-23 owner said tenant is sick Call 30 mi prior 510-230-3332

7/7/23 no show, spoke to owner says inspection is 7/11/23

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

1.1 Living Room/Living Room Present
8/21/23 tenant not notified

7/27/23 no show, tenant not notified

6/30/23 no show, not notified

1.1 Living Room/Living Room Present
8/21/23 no show 10:55am gray house

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

7.4 Heating and Plumbing/Water Heater
hot water heater is leaking,repair/replace

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

3.7 Bathroom/Wall Condition
wall next to toilet water damaged, repair

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
7/24/23 tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

3.5 Bathroom/Window Condition
install missing screen

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.4 Living Room/Security
patio screen tattered,replace

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

1.1 Living Room/Living Room Present
8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement

1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

7.4 Heating and Plumbing/Water Heater
1.install hot water heater earthquake safety straps.

2. intall coverplate on outlet in hot waterheater closet

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-326-2451

2.3 Kitchen/Electrical Hazards
replace burned outlet

3.12 Bathroom/Tub or Shower
low water pressure for tub, repair

3.3 Bathroom/Electrical Hazards
Install gfi oulet

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector to laundryroom

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

3.5 Bathroom/Window Condition
upstairs bathroom window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover,next to window

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke detector upstairs

2. common area smoke detector on main level inop, repair
1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway
1.3 Living Room/Electrical Hazards
light switch cover missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install both bedrooms
5.2 Secondary Rooms/Security
diningroom door frame damaged/missing pieces, repair/replace
5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing
1.1 Living Room/Living Room Present
CH-6-1-23 R/S from 6-15-23 to 7-6-23 owner will be out of town Call 30 min prior 510-672-5510
5/1/23 no access tenant not notified
3.12 Bathroom/Tub or Shower
tub hallway bath peeling, resurface/replace tub
3.7 Bathroom/Wall Condition
master bathroom wall has evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove all keyed doorlocks from bedrooms x2
1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873
1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace
1.7 Living Room/Wall Condition
replace deteriorating floor
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
Faucet damaged/leakage. loose
2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair
3.12 Bathroom/Tub or Shower
shower inop hallway bathroom
3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom
4.4 Other Rooms/Security
install missing door knob
4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms
4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Repair wall hole.

5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway

2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

3.3 Bathroom/Electrical Hazards
Install GFI in bathroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.

4.7 Other Rooms/Wall Condition
Closet handle missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-7-7-23 R/S from 7-10-23 to 7-24-23 owner will out of town call 30 min prior 510-734-5100
6/6/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlets, safty haz

3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safty haz

4.4 Other Rooms/Security
provide access to bedroom, unable to perform inspection due to kids sleeping i was told

5.2 Secondary Rooms/Security
garage exit door will not open, repair

8.7 General Health and Safety/Other Interior Hazards
replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8-8-23 R/S from 8-10-23 to 8-25-23 PM said unit not ready

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb

8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace
1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace
4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door
5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink missing coverplate, replace
2.11 Kitchen/Refrigerator
Repair damaged refrigerator door handle
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable.
1.3 Living Room/Electrical Hazards
Outlet right of tv damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.8 Other Rooms/Floor Condition
Complete floor repair
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
3.12 Bathroom/Tub or Shower
Repair shower head leak
3.4 Bathroom/Security
Secure door knob to door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity
4.4 Other Rooms/Security
Remove key lock entry
4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

1.1 Living Room/Living Room Present
6/5/23 no access, 3:58 peach house, black fence around house, with dogs in yard.

CH-3-23-23 R/S from 4-6-23 to 5-4-23 owner has several doctors appts Pre call 30 min prior 510-992-9146 (please leave a message if they dont answer)

4.3 Other Rooms/Elecrtical Hazards
install missing outlet cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase deteriorating,loose boards, repair/replace

1.1 Living Room/Living Room Present
5/30/23 no show 1:30 blue house

4/24/23 no show blue house/beware of dog sign on fence

2.10 Kitchen/Stove or Range with Oven
ventilation fa/light inop, repair/replace

2.12 Kitchen/Sink
1.faucet dripping constantly, repair

2. sink leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1.replace bottom of cabinet under sink, water damaged

2. cabinet door broken under sink

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.5 Bathroom/Window Condition
install screen upstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine backing up plumbling, repair

7.6 Heating and Plumbing/Plumbing
upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair

8.7 General Health and Safety/Other Interior Hazards
1. common area downstairs smoke detector inop, repair

2. install common area co detector downstairs

3. install common area co/smoke detector upstairs

1.1 Living Room/Living Room Present
CH-6-2-23 R/S from 6-16-23 to 7-723 owner said tenant is out of the country call 30 min prior 415-731-0303

2.3 Kitchen/Electrical Hazards
Gfi left of sink inop, repair/repalce

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of roach Infestation.

1.1 Living Room/Living Room Present
6/6/23 no show, tenant had to leave for emergency, needs rescheduled

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
curt overgrown vegetation in backyard

1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
7/25/23 no show 10:32 am, spoke to owner who said he was not aware of inspection

PRE-CALL 510-323-5098
2.4 Kitchen/Security
rear door blocked, no egress
1.1 Living Room/Living Room Present
8/22/23 no show 11:25 brown house,gate locked, house looks vacant

7/27/23 no show 11:41 brown house, unit looks vacant

6/13/23 tenant not notified

4/13/22 no show 11:39 am light brown house
3.8 Bathroom/Floor Condition
floor soft upstairs bathroom,evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub
2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor
6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace
3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub
3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard
2.4 Kitchen/Security
no egress in kitchen, repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair
3.8 Bathroom/Floor Condition
downstairs bathroon walls peeling,cracking, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair

1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair

1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit

1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it

3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

8.7 General Health and Safety/Other Interior Hazards
install Co detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called and requested to r/s the 9/8 inspection - his brothers wife that acts as the property manager will be there is his place.

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462
2.3 Kitchen/Electrical Hazards
install gfi outlet
3.3 Bathroom/Electrical Hazards
install gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard
1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled
3.3 Bathroom/Electrical Hazards
install Gfi upstairs hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
JC-8-29-23 Spoke to the owner who called to advise they were working on the wall but the city has required them to get a property survey done before they can finish the work so she needs more time. rescheduled from 8/31 to 10/26
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall
1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-8-29-23 Pre call 30 mi prior 510-236-6366

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana

2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet

1.1 Living Room/Living Room Present
8/4/23 no show spoke to owner who advised me he was unable to provide access
PRE-CALL 510-836-0110 EXT 1023 (JESSIE)

7/14/2023 Owner Tim called this morning. Advised needs to reschedule due to a family emergency. Called before 9am. Advised I will send an email with the new date and time. Rescheduled from 7/14/2023 to 8/4/2023 11am-2pm. Email: baypm@baypropertygroup.com 510-606-0447 Alison.
CH-4-21-23 Pre call 30 min 510-836-0110 X1017

3.7 Bathroom/Wall Condition
wall peeling paint between toilet/tub

6.3 Building Exterior/Condition of Roof and Gutters
room trim has excessive peeling paint

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable

1.1 Living Room/Living Room Present
PM called repairs not done - rescheduled to 10/6pm -JC
CH-7-12-23 Pre call 30 min prior 510-236-6366

1.5 Living Room/Window Condition
install missing screen

3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.12 Kitchen/Sink
water turned off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water turned off

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water turned off

3.12 Bathroom/Tub or Shower
inoperable, being worked on. finish repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
outlet open ground right of sink, replace with GFI

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rail leading up to unit loose, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detecor inop, repair

1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house

6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair
3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace
5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair
5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair
7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use
8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
finish/repair wall around fuse box
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, repair/replace
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.4 Kitchen/Security
rear door will not close as designed, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall below shower water damaged master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
pre-call 415-662-8483
2.4 Kitchen/Security
rear door deteriorating, replace
2.6 Kitchen/Ceiling Condition
excessive cracking,repair
2.7 Kitchen/Wall Condition
wall under cabinets deteriorating/holes, repair

3.5 Bathroom/Window Condition
excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
ceiling cracking and black discoloration, repair
3.7 Bathroom/Wall Condition
peeling paint and black discoloration, repair
3.8 Bathroom/Floor Condition
evidence of water damage/pulling up , repair/replace
4.5 Other Rooms/Window Condition
window has black discoloration and tattered screen, repair
4.7 Other Rooms/Wall Condition
wall has black discoloration, repair
5.2 Secondary Rooms/Security
laundryroom door will not open, repair tenant must have access to exit
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack on floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch deteriorating, loose/leaning/rotten wood,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and growing onto house
8.7 General Health and Safety/Other Interior Hazards
1.install co/smoke detectors in laundryroom/basement

2. install co detector in upstairs common area

3. common area co main level inop, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose, repair
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
8/31/23 no access,tenant not notified
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
8/31/23 no show 9:03

8/1/23 tenant not notified

6/29/23 no show 3:05 pm red mini coper, toyota truck in driveway, white/cream house/gray trim

5/8/23 no show 9:58 am, cream house,gray trim dog barking inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
shower leaking, repiar
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
5.3 Secondary Rooms/Electrical Hazards
laundry room light fixture not working as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box, can not have open spaces in fuse box

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-5-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.1 Living Room/Living Room Present
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
pre-call 510-326-9639
7/21/23 no show 10;55AM GRAY 4-PLEX
2.12 Kitchen/Sink
kitchen sink faucet leaking. repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace cracked bathroom sink vanity mirror.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlets are not grounded. repair/replace
7.4 Heating and Plumbing/Water Heater
extend water heater discharge pipe so that it comes down 6inches from the ground.
1.1 Living Room/Living Room Present
9/1/23 inspection cancelled due to documentation from owner that the unit is not being rented.
1.1 Living Room/Living Room Present
8/31/23 certification of repairs received from City
8/23/23 Per City, owner to provide certification of repairs.
Once received, pass unit and waive any RI fees.

JC-8-15-23 Owner left voicemail 8:10pm 8/14/23 advising tenant has permission to reschedule the inspection as needed

8/15/23 no show 12:00 pm cream house

7/18/23 no show 11:16 am cream house
JC-8-14-23 Spoke to the tenant who called to advise she is unavailable tomorrow 8/15 - advised the owner would have to call in the request a reschedule or to give approval for us to reschedule with the tenant.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-9-5-23 Make last on route call 510-701-2862
1.1 Living Room/Living Room Present
PRE-CALL 510-240-2468
7/10/23 no show 2:53 pm gray 4-plex right front unit
JC-9-5-23 Spoke to the owner who called to advise she does not feel like the inspector is being honest about the 7/10 inspection as the tenant and a rep for her was present. Provided the details listed. Owner requested to r/s to a Mon. Moved to 10/16. Advised we cannot waive the $76 fee.
A Monday Inspection is preferred per the owner
JC-7-11-23 Spoke to the owner who called and advised she is upset that the inspector did not show up yesterday - advised I would f/u with the Inspector to see what happened.
CH-7-10-23 PM call in said no one show up said he wants a call next time 510-240-2468
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
1.1 Living Room/Living Room Present
CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed

1.1 Living Room/Living Room Present
Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.

1.4 Living Room/Security
patio screen tattered,replace

1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair

1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

3.5 Bathroom/Window Condition
install missing screen,for ventilation

3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
patio door screen is tattered,repair/replace

4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair

4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source

8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace

1.1 Living Room/Living Room Present
jc-9-5-23 spoke to the owner who called and advised the tenant has a family emergency - r/s from 9/7 to 10/2.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-10-9-23 Owner called to advise the contractor is not done with the work - r/s to 11/17 - owner and the tenant is traveling at the end of this month.
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the pm who called to follow up on - rescheduled inspection from 9/19 to 10/16.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/l date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
Owner gave permission for the tenant to call to reschedule if needed.
JC-9-6-23 Spoke to the owner who called to advise the tenant is sick requested a reschedule from 89/7 to 10/3.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-6-23 MT spoke to the owner who advised he is sick - rescheduled the 9/8 inspection to 10/10

1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison

1.1 Living Room/Living Room Present
6/30/23 no show 10:06 cream building/blue trim top right unit
JC-9-6-23 Owner advised she mailed documents proving unit is S8 on 8/16 but she will fax them. Rescheduled the 9/25 inspection to 10/10 pending documents.
CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.

2.3 Kitchen/Electrical Hazards
install gfi outlet in kitchen, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom, safty hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building to be seen from street,

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.8 Living Room/Floor Condition
floor deteriorating, buckled and separating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets have evidence of water damage, replace

2.8 Kitchen/Floor Condition
floor sinking down and tile cracked. replace floor

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
remove excessive black discoloration

5.3 Secondary Rooms/Electrical Hazards
laundryroom light inop, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector working per level.

1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

1.3 Living Room/Electrical Hazards
light fixture inop, repair

2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace

2.3 Kitchen/Electrical Hazards
light fixture inop, repair

4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair

1.3 Living Room/Electrical Hazards
light inoperable, repair

1.6 Living Room/Ceiling Condition
remove black discoloration

2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace

2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
1.1 Living Room/Living Room Present
6/16/23 no show 11:34 cream building/tan door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window cracked, repair

7.5 Heating and Plumbing/Water Supply
water off in unit
3.3 Bathroom/Electrical Hazards
Gfi downstairs half bath will not test/reset, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.8 Living Room/Floor Condition
entry walkway deteriorating,repair
3.8 Bathroom/Floor Condition
bottom bathroom lino pulling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install common area co detector upstairs
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274

8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
2.12 Kitchen/Sink
Disposal not functioning.
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
4.4 Other Rooms/Security
door off hinges,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
3.12 Bathroom/Tub or Shower
shower inop, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
2.3 Kitchen/Electrical Hazards
install gfi outlet
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean garbage and debris from yard
1.1 Living Room/Living Room Present
CH-5-4-23 R/S from 5-11-23 to 6-8-23 owner call said still some repairs not done yet waiting on approval Pre call 30 min prior 925-305-4284
CH-4-18-23 R/S from 4-25-23 to 5-11-23 have some work done on the unit not ready Pre call 30 min prior 925-305-4284
2.3 Kitchen/Electrical Hazards
light inop, repair
3.6 Bathroom/Ceiling Condition
under constuction due to leak, finish repair
3.7 Bathroom/Wall Condition
under constuction due to leak, finish repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co and smoke in basement
1.1 Living Room/Living Room Present
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23
2.3 Kitchen/Electrical Hazards
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
7/31/23 no show 12:27 pm white building

6/19/23 no show 1:26 pm white duplex
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
outlets inop behind buffet funiture
4.3 Other Rooms/Elecrtical Hazards
outlets not holding plugs in as designed, repair.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke missing, install
1.1 Living Room/Living Room Present
8/4/23 not a real address, can not find
8/14/23 Owner advised the correct address is 350 Marina way South - will send email
not a real address

9/1/23 not a real address
1.1 Living Room/Living Room Present
8/4/23 no show, spoke to owner who told me he was unable to provide access

CH-4-21-23 Pre call 30 min 510-836-0110 X1017

7/14/23 inspection cancled
6.3 Building Exterior/Condition of Roof and Gutters
roof trim excessive peeling paint, repair
1.1 Living Room/Living Room Present
JC-9-7-23 the property manager called and advised the tenant is very sick - rescheduled todays inspection to 9/26/23.
1.1 Living Room/Living Room Present
CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

1.1 Living Room/Living Room Present
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection

6/30/23 no show 10:06 cream building/blue trim top right unit

CH-6-8-23 spoke with pm said this unit is sect 8 and should not be inspected by cor advise her the owner needs to provide proof that unit is under sect 8.She said will have owner call us.
SH-8-18-23 1:45pm no show. knocked on door, no answer. cream complex, blue trim.

1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C

1.1 Living Room/Living Room Present
pre-call 3o minutes prior 510-734-6583

1.1 Living Room/Living Room Present
CH-6-29-23 Call 30 min prior 510-815-2356

6.4 Building Exterior/Condition of Exterior Surfaces
house has excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
8/29/23 no show 11:04 am yellow house

5/30/23 no entry

4/24/23 no access, tenant not notified

3.12 Bathroom/Tub or Shower
tub overflow valve cover missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling paint on exterior, repair

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

2.12 Kitchen/Sink
sink leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure too low, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
install common area co/smoke detector in basement

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly downstairs bathroom

3.6 Bathroom/Ceiling Condition
1. master bathroom ceiling peeling paint, repair

2. attic access door in master bath rusting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/29/23 no access,gated community

7/11/23 no access, gated community

1.1 Living Room/Living Room Present
CH-5-31-23 Call 30 min prior 510-776-7139
N.S 9-12 left notice took picture

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating stove/oven

2.12 Kitchen/Sink
recaulk behind sink
2.13 Kitchen/Space for Storage, Prep and Serving
replace bottom cabinet under sink, water damaged
3.12 Bathroom/Tub or Shower
1.tub enclosure excessive black discoloration, repair

2. tub peeling paint, resurface
3.7 Bathroom/Wall Condition
wall water damaged behind toilet, repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters and connect down spouts
1.6 Living Room/Ceiling Condition
livingroom ceiling cracked, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in basement peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors in basement/garage

2. install co detectors on main level and upstairs common areas
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
excessive discoloration, repair
1.7 Living Room/Wall Condition
excessive discoloration on walls, repair
1.8 Living Room/Floor Condition
flooring thruout deteriorating/discolored unsanitary, replace
2.12 Kitchen/Sink
sink faucet leaking, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink water damaged, repair

2. cabinet door missing, repair
2.6 Kitchen/Ceiling Condition
excessive black/brown discoloration, repair
2.7 Kitchen/Wall Condition
excessive brown/black discoloration, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor evidence of water damage, replace
4.3 Other Rooms/Elecrtical Hazards
bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.
2.7 Kitchen/Wall Condition
wall next to rear door evidence of water damage, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair
2.10 Kitchen/Stove or Range with Oven
Burner on light will not turn off, repair
3.12 Bathroom/Tub or Shower
1.tub faucet dripping constantly, repair
2. tub faucet knob broken, repair/replace
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
1. wall peeling paint, repair

2. wall under sink has hole, repair

4.5 Other Rooms/Window Condition
window sill has excessive black discoolration, repair
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating,repair
1.1 Living Room/Living Room Present
Please inspection 4244 Wall Ave - not the listed address as it is not a part of the triplex per the owner.
1.6 Living Room/Ceiling Condition
hallway ceiling has black discoloration, repair
3.6 Bathroom/Ceiling Condition
excessive black discoloration, repair
3.7 Bathroom/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
5/25/23 no show 11:09 gray house
4.10 Other Rooms/Smoke Detectors
smoke detector inop X3 bedrooms,repair
8.7 General Health and Safety/Other Interior Hazards
co detector is missing/or inoperable. all units must have a working co detector on each level of unit
1.1 Living Room/Living Room Present
4/25/23 no show, brown duplex, left unit 10:37
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
PRE-CALL CARLOS 510-372-4173
4/25/23 no access, tenant not notified
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
baseboard water damaged, repair
4.5 Other Rooms/Window Condition
window will not open and close as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building so emergency personel can find unit, unable to see unit number
8.4 General Health and Safety/Garbage and Debris
remove hazardous material from under side of house
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, power out in unit
1.1 Living Room/Living Room Present
CH-5-19-23 Pre call 1 hr prior 760-274-3137
1.6 Living Room/Ceiling Condition
repair cracking on ceiling, repair
2.12 Kitchen/Sink
recaulk around sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.1 Living Room/Living Room Present
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

1.1 Living Room/Living Room Present
9/11/23 no access, gated community 1:18pm

CH-9-13-23 Owner call in said inspector never show up or did a pre call
PRE-CALL 510-388-1466 (CALL upon arrival IF NEEDED 408-799-5672)
JC-9-12-23 Spoke to the owner who advised the teant reported the inspector did not go out yesterday. Owner di advise there is a gate/box the inspector would have to access. Explained we did not receive any gate code or pre-call number, bhut advised I would notate what he provided.

1.1 Living Room/Living Room Present
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked
JC-9-12-23 Spoke to the owner who advised the unit is vacant (theyre in the process of fixing damage and are unsure if it will continue to be a rental or owner occupied) advised I would reschedule pending proof. Owner may cb to reschedule again.

1.1 Living Room/Living Room Present
JC-9-12-23 Spoke to the owner who advised she is having issues with the tenant allowing access so repairs can be done. Tenant may be evicted. R/S from 9/14 to 10/16 explained she will need to make repairs or provide proof that unit has been sold/owner occupied.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner who called to advise he will not be available on 9/18 - rescheduled to 10/16p
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r/s the 9/21 inspection to 10/10 - owner is not available.
1.1 Living Room/Living Room Present
JC-9-13-23 Spoke to the owner and r.s the 9/26 inspection to 10/16 - owner to email copy of the listing agreement.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-7-24-23 spoke with owner need pre call 45 min 415-748-1925
No show
1-4 left notice took picture
8.7 General Health and Safety/Other Interior Hazards
excessive clutter thruout unit , declutter unit
1.1 Living Room/Living Room Present
JC-8-1-23 Spoke to the owner who called to confirm the result - advised they have not been entered. Owner will f/u in a few weeks as she may need a copy emailed to her because she will be out of town.
CH-6-30-23 R/S from 7-6-23 to 7-27-23 owner is out of town
JC-6-1-23 Spoke to the owner who called and requested to reschedule the 6/8 inspection as there are items, she needs to address to be ready/pass inspection. Rescheduled to 7/8

1.6 Living Room/Ceiling Condition
ceiling cracking in livingroom and upstairs hallway, repair
1.7 Living Room/Wall Condition
wall cracking in livingroom and stairs hallway, repair
2.6 Kitchen/Ceiling Condition
ceiling peeling/cracking, repair
2.7 Kitchen/Wall Condition
wall peeling and cracking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
8.1 General Health and Safety/Access to Unit
1. install common area co upstairs

2. install common area co and smoke detector downstairs
1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
6/3/23 no show 9:59 am white house, ring camera doorbell
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms
5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink
1.1 Living Room/Living Room Present
9/7/23 no show 1:59 pm
8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09
1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair
4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
9/11/23 no access gated community

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who advised they will be out of town on 9/25/23 - rescheduled to 10/10.
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896
1.1 Living Room/Living Room Present
9/14/23 no access tenant not home owner did not have proper key
pre-call 510-932-7896
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
1.1 Living Room/Living Room Present
CH-9-14-23 Owner call said sent paper work house on market for sale
CH-7-25-23 R/S from 8-1-23 to 9-18-23 owner had to take tenant to court to be evicted they have until oct and then he is putting house for sale 747-220-4200
6/29/23 tenant not notified

CH-6-27-23 R/S from 6-29-23 to 7-24-23 owner states tenant will not let him in to do the repairs and he is taking her to court PH# 747220-4200
2/28/23 spoke with owner stated he had a reschedule for another date per-inspector i was not notified (jw)
CH-1-27-23 R/S from 2-2-23 to 2-28-23 owner said unable to contact tenant Pre call 30 min prior 747-220-4200
2.8 Kitchen/Floor Condition
floor deteriorating, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway bathroom toilet top missing, install
3.12 Bathroom/Tub or Shower
1.shower handle inop master bathroom 2. hallway bathroom tub overflow valve missing, install
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has excessive black discoloration, repair
3.8 Bathroom/Floor Condition
1. tile floor in master has missing/cracked tile, repair/replace floor 2. hallway bathroom floor deteriorating, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
paint peeling on wall in garage, repair

1.1 Living Room/Living Room Present
JC-9-14-23 Spoke to the owner who called and advised the tenant will be out of town on 9/21 - rescheduled the inspection to 10/19. Owner went over an issue he had years ago wanting a specific "code" regarding interior locks.

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
pre-call 415-706-5268

1.1 Living Room/Living Room Present
Final reschedule - owner sent listing agreement unit should be sold by 10/19 per owner she will cb to confirm.
-JC CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace.
3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
1.1 Living Room/Living Room Present
SH-9-15-23 10:15am no show. knocked/rang door bell, no answer. cream house, black security gate.
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.
3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop

3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deckining and staircase deteriorating, repair loose and deteriorating boards and railings
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
CH-6-16-23 Call 30 min prior 510-236-8366
2.10 Kitchen/Stove or Range with Oven
all burners and stove knobs must work as designed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
1.1 Living Room/Living Room Present
CH-7-11-23 R/S from 7-27-23 to 7-31-23 Property mgr has appt.
no show, tenant not notified
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace
3.12 Bathroom/Tub or Shower
1.tub rusting, resurface tub

2. recaulk and regrout around tub
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm
7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.
1.1 Living Room/Living Room Present
9/14/23 n/s 1;30pm light grey unit white trim
4.4 Other Rooms/Security
remove key lock entry (X2)
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
1.1 Living Room/Living Room Present
9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.1 Living Room/Living Room Present
7/14/23 no access, person leaving house when i arrived, said she had to go to work, unable to perform inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat loose downstairs bathroom,repair

3.8 Bathroom/Floor Condition
hallway bath upstairs baseboard pulling away from wall, repair

6.4 Building Exterior/Condition of Exterior Surfaces
outside front exterior elctrical outlet is missing cover, install cover, safty haz

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector on 1st and 2nd level common areas

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace

2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
resurface tub, worn to metal

3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace

1.6 Living Room/Ceiling Condition
Evidence of water damage,repair

1.1 Living Room/Living Room Present
9/08/23 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
9/08/23 no access, unable to perform inspection due to language barrier

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house

5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed

2.10 Kitchen/Stove or Range with Oven
install grease screen

3.12 Bathroom/Tub or Shower
resurface tub

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who called to advise repairs are done but nobody is there to show the property. r/s inspection to 10/19 notified inspector.
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693

1.4 Living Room/Security
front door will not close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace

3.12 Bathroom/Tub or Shower
recaulk around tub

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector

1.1 Living Room/Living Room Present
JC-9-19-23 Spoke to the owner who advised this unit is owner occupied - advised them to send proof. Cancelled inspection and scheduled another unit at the 4-plex.

1.1 Living Room/Living Room Present
pre-call Leah 510-994-6533
Scheduled on wrong date in error (9/19/23) - rescheduled to the correct date 10/12

1.1 Living Room/Living Room Present
JC - 9/19/23 Owner called and advised she needs more time to fix the fail items r/s the 9/25 inspection to 10/20.
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
JC-9-19-23 Owner called to reschedule the date - repairs not done and tenant moved out. Explained she would need to send proof of exemption if a family member will be moving into the unit.
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets

1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair

1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair

1.5 Living Room/Window Condition
window will not lock, repair

1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard

2.5 Kitchen/Window Condition
window lock latch broken, repair

2.6 Kitchen/Ceiling Condition
ceiling has hole,repair

2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate

6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires

2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, backing up , repair/replace toilet

3.3 Bathroom/Electrical Hazards
light fixture broken, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop, repar

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
Owner has DR appointment on 9/21 rescheduled inspection to 10/20

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
7/24/2023 Owner Max called to reschedule. Tenant still needs more time for her repair. Shes trying to get help to clean out her apt. Tenant is elderly and has cancer. I advised Max, this will be the final reschedule. Hes ok with that. Moved from 7/28/2023 to 9/18/2023 1pm-4pm. If theres any afternoon appts in Aug please call him. 408-806-4444 Alison
CH-5-22-23 R/S from 5-23-23 to 6-13-23 owner said tenant has doctor appt
CH-5-12-23 R/S from 5-16-23 to 5-23-23 owner out of town Pre call 30 min prior 408-806-4444

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. top bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant has excessive clutter truout unit, tenant must organize unit, eggress problem
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector on all 3 levels of unit
4.4 Other Rooms/Security
remove keyed lock from master bedroom door
5.2 Secondary Rooms/Security
1. install door sweep on garage
6.4 Building Exterior/Condition of Exterior Surfaces
install weatherproof cover on exterior outlet left of garage door, safty haz
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/20/23 no show 9:04 am beige house/brown garage dog barking inside upstairs window
3.3 Bathroom/Electrical Hazards
install Gfi outlet half bath
1.1 Living Room/Living Room Present
6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.
3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.
2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.
2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-18-23 2:36am no show. Brown & white unit.
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.
8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior
510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
3.12 Bathroom/Tub or Shower
shower not working as designed,repair
3.7 Bathroom/Wall Condition
install missing baseboards
1.4 Living Room/Security
weatherize front door gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
7.5 Heating and Plumbing/Water Supply
water off in unit
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.1 Living Room/Living Room Present
9/11/23 no access, tenant not notified

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

3.12 Bathroom/Tub or Shower
tub backing up,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
9/11/23 no show 10:46 am cream building/red trim no smoking sign in window

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.12 Kitchen/Sink
faucet loose,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing
2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-2-9-23 R/S from 2-23-23 to 3-6-23 owner can not make it Pre call 30 min prior 949-677-3475
3.1 Bathroom/Bathroom Present
bathroom under construction, finish remodel
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase missing handrail, install
1.1 Living Room/Living Room Present
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
pre-call 510-776-6322
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present
pre-call 415-988-5239
1.1 Living Room/Living Room Present

9/20/23 proof of listing for sale received
JC-7-25-23 Unit should be on the market within the month per the pm - they will send a copy of the listing agreement.
CH-7-25-23 R/S from 8-14-23 to 9-18-23 repairs not done
CH-3-2-23 R/S from 3-7-23 to 3-27-23 tenant out of town Pre call 30 min prior 415-505-5426

5/16/23 tenant not notified/needs resheudled
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
outlet open ground Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or install 2-prong outlet, all bedrooms

1.1 Living Room/Living Room Present
9/20/23 PROOF OF LISTING RECEIVED
CH-7-31-23- R/S from 8-4-23 to 9-18-23 owner said tenant moving out 8/31 and the house will be on the market for sale
5/16/23 NO SHOW 9:47 AM CREAM HOUSE DOG IN BACKYARD, MINI COPPER IN YARD

CH-4-24-23 R/S from 4-2723 to 5-16-23 owner states tenant not there will be back around 5-13-23
PRE-CALL 650-863-5725
Spoke to the owner and r/s the 2/27 inspection to 3/30 - owner advised 2/27 does not work for the tenant. Owner advised she may cb because they plan to put the house on the market.

2.6 Kitchen/Ceiling Condition
kitchen ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
replace light fixture, safty haz

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
ceiling peeling paint, repair

4.7 Other Rooms/Wall Condition
rear bedroom wall peeling, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has excessive black discoloration on wall and ceiling

6.3 Building Exterior/Condition of Roof and Gutters
evidence of leaking, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of Insect Infestation. Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-8-7-23 pre call 30 min prior 510-640-3560
6/30/2023 Owner called in (SPANISH) M.T. spoke with owner. Will be out of town. Moved from 7/10/2023 to 8/8/2023 9am-12pm. Owner confirmed. Notices mailed out. Alison

1.5 Living Room/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

windows screwed shut, repair,

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
ceiling fan inoperable, repair/replace

4.5 Other Rooms/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows screwed shut, repair

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

1.1 Living Room/Living Room Present
JC-11-13023 Spoke to the pm who called and advised the repairs are done. Scheduled 11/17 1-4p, and advised the $76 dollar re-inspection fee is due.
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water
3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath
3.3 Bathroom/Electrical Hazards
install Gfi in half bath
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
1.4 Living Room/Security
door frame damaged,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
2.12 Kitchen/Sink
faucet loose,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout
1.1 Living Room/Living Room Present
6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
pre-call 510-232-0482
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
6/12/23 tenant not notified

2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
patio sliding door screen needs repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace
1.1 Living Room/Living Room Present
CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement
1.1 Living Room/Living Room Present
Pre call 408-747-9628
CH-8-21-23 R/S from 9-1-23 to 9-25-23 owner is out of town ph# 669245-0796

9/1/23 no show,owner states inspection rescheudled to 9/25
1.1 Living Room/Living Room Present
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-9-26-23 Pre call 30 min prior 831-254-2213
1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
this unit is Section 8 - 4442 Wall Ave will be inspected instead
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr
415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
JC-9-28-23 Spoke to the tenant who called and advised the owner posted notice for todays inspection, but the inspector advised it was a section 8 inspection.
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
JC-10-16-23 Owner called and spoke to MT - advised repairs not done. R/S from 10/24 to 11/17
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair
3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

3.1 Bathroom/Bathroom Present
guest bath

1.1 Living Room/Living Room Present
9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
6/12/23 tenant not notified

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/12/23 no access, tenant not ready

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
oven not working as designed, repair

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
screen missing, install

3.8 Bathroom/Floor Condition
floor lifting at entryway, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable

4.8 Other Rooms/Floor Condition
install transition strip

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio railing deteriorating, replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover all ventilation holes around exterior of building, rodent/varment entry. screens missing/damaged

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show 9:53 am green tri-plex

8/7/23 no show 11:59 blue tri-plex

6/22/23 no show 1:14 pm blue triplex flowers on porch

1.1 Living Room/Living Room Present
9/12/23 no show 9:55 am green tri-plex

8/7/23 no show 11:59 , lady looked out window

6/22/23 no show 1:13 pm blue triplex

5-4-23 spoke with owner next door and stated he let his tenant know about inspection today but was not home

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/19/23 no show tenant states not notified

8/7/23 no show 1:54 light tan/green house white toyota corolla in driveway

6/22/23 tenant stated they were not notified

5/4/23 spoke with tenant said not notified

1.1 Living Room/Living Room Present
JC-7-21-23 Spoke to the owner who called to talk about the garage fail. Owner advised they use it as a storage area, and the tenant should not be accessing it. Advised anything on the rental property should be in good repair even if the tenant does not actively use it.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity deteriorating, repair hallway bath

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, hallway bath
2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
evidence of leaking, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
garage full of items and door broken, clean and repair garage

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames

8.7 General Health and Safety/Other Interior Hazards
co detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair
3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
8.7 General Health and Safety/Other Interior Hazards
install co detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub peeling,resurface tub
8.7 General Health and Safety/Other Interior Hazards
install co detector on main level
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
9/21/23 no access,
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
3.12 Bathroom/Tub or Shower
tub rusting,resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
9/21/23 no access, tenant not notified
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
JC-9-28-23 Spoke to the pm who called and advised he will be out of town starting 10/20 moved inspection from 10/24 to 10/17
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard
5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
1.7 Living Room/Wall Condition
repair cracking on wall,
4.7 Other Rooms/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
1.1 Living Room/Living Room Present
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.4 Living Room/Security
sliding door sceen tattered,repair
1.1 Living Room/Living Room Present
8/22/23 no show , called owner no answer,gated community

7/25/23 no show 3:15 pm called owner no answer
PRE-CALL Dana Mitchell at 408-656-2102
JC-8-10-23 Spoke to the owner Jeff who advised he confirmed the inspection would be on 7/24 with CH. Reviewed the call and waived the fee.
JC-7-26-23 Spoke to the owner who advised the T claims the inspector never went on 7/25 and left the inspection slip on a neighbors door. Contacted the Inspector and he provided picture proof of arrival. Called the owner to advise. He will f/u with the tenant and cb. Owner cb and advs there is an identical unit (162 Bayside) in the same complex they think the inspector went to. The inspector advised he went to the Marina lakes side after calling the pc # the tenant didnt answer.

6-3-23 R/S from 7-3-23 to 7-25-23 LL said tenant can not be there had emergercy
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT WORKING AS DESIGNED, RERPAIR/REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundry closet door off track, repair
1.1 Living Room/Living Room Present
8/8/23 tenant not notified,unable to perform inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace missing toilet top
8.6 General Health and Safety/Interior Stairs and Common Halls
co detector inop, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1.clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera
3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.
1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 9/14/23 to 9/25 owner out of the conrrty
Note for Inspector: Please take a look at the Kitchen water faucet and the right front burner on the stove.

CH-7-3-23 R/S from 7-6-23 to 7-31 owner said dont know where tenant is maybe out of the country Pre call 30 min prior 510-520-4197
6/5/23 no show 12:14 pm light pink house

4/27/23 no show pink house,white trim ford cougar in driveway
2.12 Kitchen/Sink
faucet has low water pressure, repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling cracking, repair
3.7 Bathroom/Wall Condition
bathroom walls cracking, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
CH-8-18-23 R/S from 8-29-23 to -25-23 owner just had surgery

1.5 Living Room/Window Condition
family room window/sill excessive black discoloration, repair

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/repalce

3.12 Bathroom/Tub or Shower
1.caulk around tub and repair grout

2. master bathroom tub black discoloration, repair

3.6 Bathroom/Ceiling Condition
excessive black discolration, repair both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window/sill excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
carpet ripped/deteriorating, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old appliances from yard

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop

1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace

1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.

1.1 Living Room/Living Room Present
7/11/23 no show 11:17 am brown house/white trim, ring camera

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inoperable, repair

1.1 Living Room/Living Room Present
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection

1.1 Living Room/Living Room Present
JH-9-26-23 Unit on section 8.

8/14/23 unable to perform inspection due to unit being remodled. workers present
6/6/23 no access, tenant not notified

7/7/23 no show 12:37 blue building bottom right unit

1.1 Living Room/Living Room Present
JH-9-26-23 9:00am no show. pink & white house.

8/14/23 no access, tenant not notified

7/7/23 no show 11:48 pink house/white gate locked

6/6/23 noshow 12:34 pink house, white gate locked

1.1 Living Room/Living Room Present
JH-9-26-23 Unable to locate 230 Alamo ave.

8/14/23 no show, not a real address

CH-5-8-23 R/S from 5-11-23 to 5-18-23 owner has an appt Pre call 30 min prior 650-296-3880
3/29/2023 Spoke with owner rescheduled from 4/4/2023 to 5/11/2023 1pm-4pm out of town. AL

5/18/23 spoke to owner not a real address

7/7/23 please check with owner, for the second time, this is not a real address,

1.1 Living Room/Living Room Present
CH-6-5-23 R/S from 6-8-23 to 7-7-23 tenant will not be there Call 30 min prior 510-915-3235

7/7/23 no show 12:26 tan building, top rear unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-27-23 Tenant requested a special inspection. Owner interrupted the 6/15/23 Inspection so it was not conducted after hanging up and not returning calls about the issues at the property before scheduling. lice, roaches and mice

8.3 General Health and Safety/Evidence of Infestation
Infestation throughout unit mice dropping scattered across kitchen countertops signs of roaches as well

8.7 General Health and Safety/Other Interior Hazards
Smoke detector & Co detector missing inside of unit

1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex

1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
towel bar broken,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area

1.1 Living Room/Living Room Present
7/13/23 no show 12:23 pm green house, dog in backyard

2.3 Kitchen/Electrical Hazards
install gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.4 Building Exterior/Condition of Exterior Surfaces
doorbell missing, exposed wires, repair

1.1 Living Room/Living Room Present
7/13/23 no show, property manager present, does not have key,

1.4 Living Room/Security
security screen deteriorating/cut hazard, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan missing grease screen, repair

2.5 Kitchen/Window Condition
window sill peeling,repair

3.4 Bathroom/Security
striker plate missing,install

3.6 Bathroom/Ceiling Condition
ceiling has excessive black discoloration,repair
4.4 Other Rooms/Security
striker plate missing,install
4.5 Other Rooms/Window Condition
window sill has excessive black discoloration,repair
8.7 General Health and Safety/Other Interior Hazards
1. clean up cat feces, health hazard

2. clean unit, unsanitary conditions
1.1 Living Room/Living Room Present
7/14/23 no show 10:31 am yellow duplex, right unit
JH-9-26-23 1:08pm no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town
4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.
1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access. no notice from LL about inspection.

CH-9-5-23 R/S from 9-7-23 to 9-26 owner said could only be a Tuesday or Wed
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection

4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)

2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
4.10 Other Rooms/Smoke Detectors
INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
2.12 Kitchen/Sink
garbage disposal INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
3.12 Bathroom/Tub or Shower
replace missing tub diverter
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
1.1 Living Room/Living Room Present
9/28/23 n/s wrong information provided #3301 not on site
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard
3.12 Bathroom/Tub or Shower
tub/shower tile enclosure wall soft/missing tile and buckled. replace wall
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
4.5 Other Rooms/Window Condition
window crank not working as designed, repair/replace
4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.8 Living Room/Floor Condition
install missing transition strip to kitchen
2.4 Kitchen/Security
kitchen door frame damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building, to see from street for emergency and delivery purposes
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps
1.1 Living Room/Living Room Present
8/11/23 no show 1:45 pm pinkish house/gate around house
2.8 Kitchen/Floor Condition
floor in kitchen has buckled,loose tile, repair
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair/replace
1.1 Living Room/Living Room Present
8/11/23 no show 1:35 brown house
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite, repair

2. ventilation fan light inop, repair

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence leaning, repair
2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair
2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair
3.7 Bathroom/Wall Condition
wall behind sink damaged,repair
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
3.5 Bathroom/Window Condition
1. window sill deteriorating, repair

2. window will not stay up as designed, repair
3.7 Bathroom/Wall Condition
wall and ceiling has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
1.window sill deteriorating, repair

2. window broken, repair/replace
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6,6,23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
light fixture missing cover, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity not secure to wall, repair/replace
3.12 Bathroom/Tub or Shower
excessive black discoloration in tub enclosure, repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing,install
3.6 Bathroom/Ceiling Condition
evidence of water damage and black, repair
4.7 Other Rooms/Wall Condition
unfinished repair to wall, all repairs must be completed
4.3 Other Rooms/Elecrtical Hazards
light inop, repair
6.4 Building Exterior/Condition of Exterior Surfaces
front porch peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.secure water heater closet

2. flue loose, not secure, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = cut Overgrown Grass/Weeds.
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.12 Kitchen/Sink
low hot water pressure,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair
1.1 Living Room/Living Room Present
9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
9/22/23 no show 1:25 pm

No show
11-2 left notice took picture

7/14/23 no access, minor home

8/15/23 no show 1:30 tan/gray row house
1.1 Living Room/Living Room Present
CH10-5-23 gated area code #5875 or #9679 tenant ph# 415-261-2738
9/22/23 no access, the cove gated community

No show
1-4 left notice took picture

7/14/23 no access 11:21 gated community, the cove

8/15/23 no access gated community
1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway
2.12 Kitchen/Sink
low water pressure, repair
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
1.1 Living Room/Living Room Present
9/22/23 not a real address

8/22/23 no show 3:13 pm goldish building/blue trim, bottom front unit
1.1 Living Room/Living Room Present
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet

1.1 Living Room/Living Room Present
10/2/23 Called pm to advise the 10/16/23 inspection will take place (will waive fees if pass). Inspector did not confirm the unit passed.
JC-9-6-23 Spoke to the property manager who called to advise the repairs were done prior to the r/I date. Advised I would have to confirm with the inspector to cancel the upcoming inspection.

2.8 Kitchen/Floor Condition
floor has hole, repai/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling peeling paint in garage

7.2 Heating and Plumbing/Safety of Heating Equipment
remove items from around water heater, safty haz

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors on all levels of home 4 levels

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the pm who called to advise the tenant is experiencing covid symptoms and will be going out of town r/s from 10/3 to 10/26.
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage

8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration from window

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.8 Other Rooms/Floor Condition
Complete floor repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised she is in the process of evicting the tenant as they will not cooperate with the inspection. r/s the 10/23 inspection to 11/13.
2 9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
JC-10-2-23 Spoke to the owner who called and advised they are going out of town for months next week. Requested to move up or extend the inspection. r/s from 10/27 to 10/5

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
Pre-call 510-734-2111
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed. 408-406-9573 Email:nancygong1248@gmail.com Alison
SH-8-18-23 12:45pm no show. rang door bell, no answer. pre-called number provided, no answer. beige unit, cream trim.

2.10 Kitchen/Stove or Range with Oven
microwave inop, repair

3.1 Bathroom/Bathroom Present
tub diverter not working as designed, bath down

3.7 Bathroom/Wall Condition
master bathroom medicine cabinet mirror deteriorating, replace/repair

1.1 Living Room/Living Room Present
Call Thomas at 510-734-6334 for access if needed
10/3/23 Spoke to the owner who called to advise he needs additional time to get an electrician out the unit r/s the 10/5 inspection to 11/9.

1.3 Living Room/Electrical Hazards
Outlet right of kitchen entry has cracked receptacle, replace

4.4 Other Rooms/Security
Remove keyed entry lock on master bedroom door

4.3 Other Rooms/Elecrtical Hazards
Garage
Outlet left of water heater has cracked receptacle, replace

5.3 Secondary Rooms/Electrical Hazards
Dining Room

Left outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged and torn around lock mechanism, repair or replace

1.1 Living Room/Living Room Present
9-12-23 Owner called to advise the 8/25/23 inspection was not conducted, and the list of fails does not match the unit description. Contacted the inspector and confirmed the inspection was not conducted - and the fails do not apply. Reset inspection. Called the owner to advise but I was unable to leave a message.

1.1 Living Room/Living Room Present
9/7/23 no access, tenant stated they were not ready for inspection

PRE-CALL 510-837-9520
JC-10-3-23 Spoke to the owner at length because she received an invoice for $152 (two re-inspection fees) - received the entire inspection history with owner. Owner advised she was confused because she thought the invoice date was the date of inspection.
6/3/23 no show 9:59 am white house, ring camera doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms

5.3 Secondary Rooms/Electrical Hazards
cap open electrical in laundryroom

1.1 Living Room/Living Room Present
PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
slow drain,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
insatll common area co detector

3.12 Bathroom/Tub or Shower
tub diverter will not work as designed,repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

1.1 Living Room/Living Room Present
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
8/21/23 no show 2:59 pm Brown house

CH-8-9-23 R/S from 8-28-23 to 8-21-23 owner said tenant will not be there on 8-28
JC-6-7-23 Spoke to the owner who called and advised he will be out of town on 6/26 - rescheduled to 7/14

4.4 Other Rooms/Security
bedroom door frame damaged, repair

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
1. Light fixture inoperable.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country

1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
1.1 Living Room/Living Room Present
11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace
2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
10/3/23 light grey row house no contact info provided 11:07am
8/21/23 no show 11:06 gray building/row house,for sell sign

7/24/23 no show 1:21 pm gray building plastic on window

6/6/23 no show gray rowhouse 11:34 am
1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.1 Living Room/Living Room Present
Please inspect 4538 Taft Ave (4536 does not exist)
Owner advised they owner 4528,2538, and 4532 Taft Ave.

7/21/23 no show 1:49 pm white tri-plex /black trim
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left and right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace battery in bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.1 Living Room/Living Room Present
Pre-call 510-223-4703

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.2 General Health and Safety/Exits
clear path to garage exit door, no eggress

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair upstairs hallway bathroom

3.7 Bathroom/Wall Condition
upstairs hallway bath soap dish missing,repair

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down ,repair

2. install common area co detector bottom level of house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating,rusting, replace

2. gfi will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property

3.3 Bathroom/Electrical Hazards
sensor light switch in bathroom broken,replace

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens in bedrooms

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on rear porch and garage

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3. master bath shower enclosure door excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

3.12 Bathroom/Tub or Shower
1. shower handle leaking,repair/replace

2. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub deteriorating, resurface tub

1.1 Living Room/Living Room Present
JC-8-3-23 Left detailed msg for 0 advising we can waive the r/i fee if it passes on 8/18 - inspection must take place
JC-8-2-23 Owner called to request a r/s + dispute the 5/25 fail - advised I would f/u.
7/14/2023 Spoke with Nancy (owner) request for an extension. Needs to make sure repairs are completed by her property manager. Nancy lives in New York. Moved from 7/18/2023 to 8/4/2023 11am-2pm. Nancy confirmed.
408-406-9573 Email:nancygong1248@gmail.com Alison

3.12 Bathroom/Tub or Shower
shower door upstairs hallway bath, not working as designed, repair/replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Not Functioning Properly.

1.1 Living Room/Living Room Present
10/5/23 owner reports unit is vacant and will be owner occupied
8/22/23 no show 2:46, tan rowhouse,beware of dog sign,gate locked

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

1.1 Living Room/Living Room Present

10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house

3.12 Bathroom/Tub or Shower
resurface tub

3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath

3.3 Bathroom/Electrical Hazards
Install Gfi outlet for safety

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable,repair/replace

2.8 Kitchen/Floor Condition
replace deteriorating kitchen floor

3.8 Bathroom/Floor Condition
bathroom floor deteriorating,replace

6.4 Building Exterior/Condition of Exterior Surfaces
Back and side of house peeling paint,repair

2.3 Kitchen/Electrical Hazards
Install Gfi outlet,safty hazard

2.4 Kitchen/Security
no egress in kitchen, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet,safety hazard

1.8 Living Room/Floor Condition
Repair flooring, lifting in front of heater.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.7 Other Rooms/Wall Condition
Closet handle missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install Carbon monoxide detector in unit
3.8 Bathroom/Floor Condition
Upstairs bath floor has evidence of water damage,repair
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism
3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, replace bulb
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Tenant to move furniture so front door opens as designed without any obstruction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFI in bathroom
1.1 Living Room/Living Room Present
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months
2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
10/1/23 no show/ spoke with owner information provided on phone stated that inspection was canceled also told tenant inspection was canceled

9/1/23 no show 1:15 off white building/brown trim

8/4/23 no show, no access to unit 2 front door locked,

6/23/23 no access 10:27 off white building/brown trim
1.8 Living Room/Floor Condition
Floor is buckled,evidence of water damage,repair
2.6 Kitchen/Ceiling Condition
Kitchen ceiling peeling,repair

3.7 Bathroom/Wall Condition
1. Downstairs bathroom wall is cracking,repair

2. upstairs wall is peeling, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

all levels common area
1.1 Living Room/Living Room Present
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
10/6/23 property being remodeled due to fire
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.12 Kitchen/Sink
Faucet handle loose repair

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by PG&E as repair work needed
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move personal items blocking access to window (fire exit)
1.3 Living Room/Electrical Hazards
Replace damaged receptacle left of tv
2.11 Kitchen/Refrigerator
Door handle missing, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet left if sink missing cover plate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall.
Repair and replace thermostat. Ensure heater is working.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
8/30/2023 Owner called in to reschedule. Moved from 8/31/2023 to 10/6/2023 9am-12pm. Owner also stated hes having a hard time getting into the unit to make the repairs. Call 30min 415-741-6778 Carlos. Alison/Mariana
2.3 Kitchen/Electrical Hazards
1.kitchen outlet loose and open ground, repair/replace

2. install GFI outlet
1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair
1.1 Living Room/Living Room Present
10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
1.1 Living Room/Living Room Present
CH-7-12-23 Pre call 30 min prior 510-236-6366
1.5 Living Room/Window Condition
install missing screen
3.12 Bathroom/Tub or Shower
shower enclosure deteriorating, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
8/28/23 no show 9:
Call the tenant for access at 510-866-3742 upon arrival
CH-5-15-23 owner call in said need to r/s inspection tenant got into a bad accident R/S from 5-5-23 to 6-8-23
CH-3-28-23 R/S from 5-2-23 to 5-15-23 owner and tenant will be out of the country Pre call 30 min prior 925-395-1079
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
8/31/23 no show 11:20 am beige house/blue trim/red door ring doorbell,left mess
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/31/23 no show 1:24 pm brown house
6.3 Building Exterior/Condition of Roof and Gutters
evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim
1.1 Living Room/Living Room Present
Pre-call 510-375-8730
8/1/23 tenant not notified

6/26/23 no show 11:00 flower shop front
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation

4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

1.6 Living Room/Ceiling Condition
repair hole

2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen

2.8 Kitchen/Floor Condition
flooring damaged, burned, replace

1.1 Living Room/Living Room Present
pre-call 818-451-7072, and knock hard
JC-6-27-23 Spoke to the owner who called and advised her son was waiting during the last two missed inspections, so she is not going to pay the $76 re-inspection fee, advised that fee is due.. The owner advised she would write a letter disputing the charge - confirmed the details listed from the inspector match the description of the house.
5/30/23 no entry 11:52 gray house/orange door, blue audi in driveway

no show 11:49 am gray house/orange door audi in driveway

1.3 Living Room/Electrical Hazards
light switch cover missing, install

5.3 Secondary Rooms/Electrical Hazards
diningroom light switch cover missing

1.1 Living Room/Living Room Present
CH-6-9-23 R/S from 6-15-23 to 7-6-23 owner states repairs not done Call 30 min prior 650-906-0873

1.3 Living Room/Electrical Hazards
1.Light inoperable, repair 2. replace burned outlet next to fireplace

1.7 Living Room/Wall Condition
replace deteriorating floor

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
Faucet damaged/leakage. loose

2.3 Kitchen/Electrical Hazards
light over sink inoperable,repair

3.12 Bathroom/Tub or Shower
shower inop hallway bathroom

3.8 Bathroom/Floor Condition
replace damaged/deteriorating floor in rear bathroom

4.4 Other Rooms/Security
install missing door knob

4.5 Other Rooms/Window Condition
all window sills in house has excessive black discoloration,remove X3 bedrooms

4.8 Other Rooms/Floor Condition
The floor has a defect which exposes the tenant to a hazard. hole in floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Repair wall hole.
5.3 Secondary Rooms/Electrical Hazards
rear family room

1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating floor, hallway
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer broken, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
4.7 Other Rooms/Wall Condition
closet door off track, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
1.1 Living Room/Living Room Present
PRE-CALL LEAH AT 510-994-6533
1.1 Living Room/Living Room Present
JC-10-9-23 Spoke to the owner who called and advised the tenant has to work on 10/12 - r/s to 10/27. Owner advised the tenant is off on Fridays.
1.1 Living Room/Living Room Present
CH-10-9-23 R/S from 10-26-23 to 11-16-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

1.1 Living Room/Living Room Present
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (3rd floor bedroom)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

Railing from garage to backyard loose, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Install dryer vent cover

1.1 Living Room/Living Room Present
PRE-CALL 415-244-1274
JC-10-9-23 Owner called over a week ago stating repairs were done prior to the previous inspection date of 8/31/23 - unit just failed on 10/6/23. Called owner on 10/6 and left a e detailed message advising the unit failed.

3.12 Bathroom/Tub or Shower
shower enclosure cracked, repair

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owner who called to advise the tenant has moved out and theyre trying to determine what to do with the unit (it may be owner occupied or sold). r/s from 10/19 to 11/17 and advised them to follow up.

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.

1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.

1.1 Living Room/Living Room Present
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.
9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
9/19/21 no show 2:30 white duplex/brick bottom
JC-10-10-23 Spoke to the owners grandson who called to advise the owners health is declining and he is in the process of trying to hire a management company for the unit - requested the 10/27 inspection be r/s. Moved to 11/17.

1.1 Living Room/Living Room Present
JC-11-10-23 Owner emailed regarding repair status (repairs pending) r/s from 11/13 to 12/29am - advised owner he will need to speak with the tenant regarding moving their belongings..
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair

1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair

1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace

2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard

2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)

3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce

3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)

3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

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1.1 Living Room/Living Room Present
10/11/2023 MT spoke with owner. No results uploaded yet. For next time pre call 510-914-5232 Alison
9/25/2023 Owner called needs 1 more week with the railing. Advised the earliest would be 10/10/2023. Thats fine. Moved from 9/26/2023 to 10/10/2023 1pm-4pm. Alison
CH-8-28-23 R/S from 8-31-23 to 9-26-233 owner said repairs not done

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails on front staircase

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors on main level and in basement
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-282-6696
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
GATE CODE: 1129
JC-10-16-23 MT spoke to the owner who advised the tenant has not been advised of the date and time requested a r/s - moved from 10/17 to 11/17
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called and advised his wife is having medical issues and would like to r/s to 10/19 inspection. Moved to 11/14.
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC-10-12-23 MT Spoke to the owner who requested to r/s to 10/27
3.5 Bathroom/Window Condition
repair/ window off track (hall)
1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard
7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip
8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard
4.10 Other Rooms/Smoke Detectors
inop (rear)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP
1.4 Living Room/Security
smoke detector INOP
4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP
4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.12 Bathroom/Tub or Shower
replace tub diverter (hall)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.
7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.1 Bathroom/Bathroom Present
1, Loose toilet.
1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town
2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.
3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.
3.1 Bathroom/Bathroom Present
repair/ black organic substance forming
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.
3.5 Bathroom/Window Condition
repair/ black organic substance forming
1.5 Living Room/Window Condition
repair/ black organic substance forming
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair-patio deck deteriorating posing safety/tripping hazard
4.10 Other Rooms/Smoke Detectors
INOP (rear)
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
1.1 Living Room/Living Room Present
10-16-23 Pre call 510-206-9328
10/6/23 no show brown house/redish/orange door.

CH-9-5-23 R/S from 9-15-23 to 10-6-23 owner said tenant out of the couuntry
1.1 Living Room/Living Room Present
CH-10-16-23 Pre call 30 min 510-410-6568 or 510-230-3140
8-1-23- Complaint hole in ceiling,and it leaks , chipping paint and front door lining closet chipping paint, air comes through sockets
1.3 Living Room/Electrical Hazards
outlet behind couch inoperable,repair
1.4 Living Room/Security
1.Door peeling paint, repair

2. weatherstripping pulling off door,repair
1.5 Living Room/Window Condition
window will not lock, repair
1.7 Living Room/Wall Condition
wall peeling paint, repair and closet door peeling paint
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard
2.5 Kitchen/Window Condition
window lock latch broken, repair
2.6 Kitchen/Ceiling Condition
ceiling has hole,repair
2.7 Kitchen/Wall Condition
wall has evidence of water damage and cracks around countertop
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
outlet behind bed missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
missing doorbell at entry has exposed electrical wires
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-10-16-23 Spoke to the owner who called to advise his daughter lives in the unit - advised the unit would be exempt. Owner will send in proof r/s inspection to 11/17.

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-10-17-23 Owner called to advise they would like to r/s the inspection as she is currently out of the country r/s from 10/19 to 11/17
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.
1.1 Living Room/Living Room Present
JC-10-17-23 Spoke to the owner who called to advise the repairs are not done (one unit has parts are on backorder r/s both units from 10/26 to 11/17)
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)
1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.
1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard
6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

1.1 Living Room/Living Room Present
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-14-23 Spoke to the owner and advised the only fail left is the inoperable heater (owner advised he may just remove the heater). CH-6-19-23 R/S from 6-22-23 to 7-6-23 owner said he got into an accident and the tenant had a death in the family. Advise him this will be the last reschedule Pre call 30 min prior 510-926-8389

CH-5-16-23 R/S from 5-22-23 to 6-22-23 owner said need more time Pre call 30 min prior 510-926-8389
CH-4-18-23 R/S from 4-20-23 to 5-22-23 owner is out of the country Pre call 30 min prior 510-926-8389

2.5 Kitchen/Window Condition
repair or replace? window wont open not working as
designed
repair/black organic substance forming

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

3.3 Bathroom/Electrical Hazards
Downstairs and upstairs bath. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation over rear of house

2. repair retaining wall

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

1.1 Living Room/Living Room Present
pre-call 510-210-2887
6/5/23 tenant not notified, needs reschudled

4.4 Other Rooms/Security
Remove keyed lock from interior door. unable to inspect unit due to door being locked

1.1 Living Room/Living Room Present
CH-6-20-23 R/S from 6-23-23 to 7-10-23 owner is out of town Call 30 min prior 5102-326-2539

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 858-519-7811 (make sure to call one hour prior pm lives in a different city)
JC-10-17-23 Spoke to the pm who called to have the re-inspection fee waived - determined the pm had never requested a pre-call to our office advised we cannot waive the fee
10/05/23 1:00pm door no answer, spoke with contact information provided stated that i have the wrong phone number
CH-9-8-23 R/S from 9-21-23 to 10-5-23 owner said tenant will be on vacation
6/1/23 no sh ow 11:06 green house
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
replace burned outlet , upstairs hallway bath
1.1 Living Room/Living Room Present
10/17/23 spoke with owner he does not have unit #c, only a or b
JH-9-26-23 no show. no unit c. yellow unit.

8/14/23 no show 12:10 yellow house, spoke to owner said he was not notified

CH-6-5-23 R/S from 6-6-23 to 7-7-23 owner is a fireman works that day call 30 min prior 510-520-9158

7/7/23 owner canceled inspection
1.1 Living Room/Living Room Present
7/17/23 no show 1:08 black gate locked gray building
JH-9-26-23 11:30am no show.
10/17/23 no show door/phone no answer 1:07
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop

1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC

2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff

1.1 Living Room/Living Room Present
JH-9-25-23 9:02am no show.

4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 10-5-23 to 10-17-23 owner said repairs not done

2.12 Kitchen/Sink
Garbage Disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-17-23 owner said tenant is out of town

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure countertop and vanity

3.12 Bathroom/Tub or Shower
Repair shower head leak

3.4 Bathroom/Security
Secure door knob to door

4.4 Other Rooms/Security
Remove key lock entry

4.8 Other Rooms/Floor Condition
Stretch carpet in bedroom, multiple humps on floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Complete wall repair surrounding garage window

secure door knob on door leading to garage
8.1 General Health and Safety/Access to Unit
Install deadbolt on exterior garage door, instal door sweep on garage door.
1.1 Living Room/Living Room Present
JH-9-26-23 2:30pm no show.

CH-9-26-23 3:58 and 4:09 owner call in said inspector never show up next time he wants a pre call 1Hr 415-812-5615
7/18/23 not notified of inspection
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfci outlets, safty hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
3.3 Bathroom/Electrical Hazards
install Gfci outlet,safty hazard
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
replace filter full of dust
7.6 Heating and Plumbing/Plumbing
washing machine and dryer inoperable,repair
1.1 Living Room/Living Room Present
JC102523 Spoke to the tenant who called to r/s moved from 10/27 to 11/14
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.1 Living Room/Living Room Present
SCHEDULED 1-4PM ON 10/19/23
9/7/23 no show 1:59 pm
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
1.1 Living Room/Living Room Present
pre-call 916-206-3685
1.1 Living Room/Living Room Present
JC-10-18-23 Spoke to the owner who called and advised the repair is not done r/s to 11/14pm. (r/s to 11/2 in error)
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.4 Kitchen/Security
replace missing cabinet doors
2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP
8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed
7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
2.11 Kitchen/Refrigerator
light inoperable,repair
2.12 Kitchen/Sink
low water pressure for hot water,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, resurface/replace
3.3 Bathroom/Electrical Hazards
light fixture missing cover,repair
3.5 Bathroom/Window Condition
window frame evidence of water damage,repair
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
evidence of water damage/leak repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
4.5 Other Rooms/Window Condition
window will not stay up as designed,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for exterior front staircase, safty hazard
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside. safty hazard
7.5 Heating and Plumbing/Water Supply
water off in unit
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
patio door lock inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture deteriorating/rusting, repair
3.8 Bathroom/Floor Condition
Flooring sinking down, repair evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.1 Living Room/Living Room Present
CH-10-20-23 Pre call 30 min prior 510-372-4173
1.1 Living Room/Living Room Present
10-20-23 Pre call 30 min prior 510-372-4173
3.12 Bathroom/Tub or Shower
resurface tub,worn/exposed to metal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities
1.1 Living Room/Living Room Present
CH-7-6-23 R/S from 7/11/23 to 8/4/23 owner will be out of town call 30 min prior 510-206-2693
1.4 Living Room/Security
front door will not close as designed, repair
2.8 Kitchen/Floor Condition
kitchen floor deteriorating, ripped, worn, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
window cracked and window sill has evidence of water damage. repair/ replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
repair/replace deteriorating laundry room door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear deck/gazebo in back yard deteriorating/ rotten, repair/replace/remove.

2. remove excessive overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

1.1 Living Room/Living Room Present
CH-8-423 R/S from 8-31-23 owner will be out of the county
CH-6-14-23 R/S from 6-16-23 to 7-10-23 owner said tenant has not gotten in touch with the LL call 30 min prior 510-847-2308

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
remove burglar bars or install safety kick release.

5.4 Secondary Rooms/Other Potential Hazardous Features
window in garage broken, replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detectors bottom level bedroom

2. install common co in livingroom level

3. common co on kitchen level inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet around sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
Water Heater must be equipped with both upper and lower hot water heater safety straps

1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector

1.1 Living Room/Living Room Present
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard

3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters inoperable up and downstairs,repair

8.7 General Health and Safety/Other Interior Hazards
common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
1.1 Living Room/Living Room Present
9/7/23 no show white building

CH-8-25-23 R/S from 8-29-23 to 8-7-23 owner said utilities still not on
CH-6-15-23 R/S from 6-23-23 to 7-14-23 owner will be out of town for his business Call 30 min prior 510-375-4530
8.7 General Health and Safety/Other Interior Hazards
no pge service, unable to perform inspection
1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-5-23 to 9-15-23 owner said need more time to fix repairs
1.5 Living Room/Window Condition
rear den area window sill water damaged/deteriorating, repair
1.6 Living Room/Ceiling Condition
rear den area ceiling has evidence of leaking/water damaged, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven ventilation light inop and install grease screen
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating,excessive black discoloration. repair/replace countertop
3.12 Bathroom/Tub or Shower
rear bathroon shower enclosure has excessive black discoloration, repair/remove

recaulk
3.5 Bathroom/Window Condition
rear bathroom window/sill excessive black discoloration, repair
4.5 Other Rooms/Window Condition
rear bedroom window sill water damaged, repair
4.6 Other Rooms/Celing Condition
rear bedroom ceiling has evidence of water damage and leaking, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating ,loose tile and entryway sinking down, replace floor
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch deteriorating, loose/rotten boards and railings loose, repair/repalce
8.10 General Health and Safety/Site and Neighborhood Conditions
cut all overgrown vegetation on property
1.1 Living Room/Living Room Present
6/20/23 no show, tiny sheep day care
2.4 Kitchen/Security
door peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
garage exit door has gaps, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning/missing boards, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/28/23 no access locked gate

6/15/23 no show 11:58 bottom end unit, brown complex

5/2/23 no show 2:08 pm tan building

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink.
3.3 Bathroom/Electrical Hazards
Intsall GFCI outlets in bathrooms.
4.5 Other Rooms/Window Condition
Remove mold from bedroom windows.
1.1 Living Room/Living Room Present
7/28/23 no access, locked gate

6/15/23 tenant not notified

5/2/23 no show 2:10 pm tan building
2.10 Kitchen/Stove or Range with Oven
Repair/replace inoperable stove range light.
2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged counter top tiles around kitchen sink.
2.3 Kitchen/Electrical Hazards
Replace outlets near kitchen sink with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture.
4.4 Other Rooms/Security
remove keyed locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
JH-9-5-23 11:45am no show. Gray house.

10/20/23 no show 11:15 gray house
1.3 Living Room/Electrical Hazards
light fixture inop, repair
2.10 Kitchen/Stove or Range with Oven
stove knobs broken/missing, replace
2.3 Kitchen/Electrical Hazards
light fixture inop, repair
4.3 Other Rooms/Elecrtical Hazards
master bedroom light/fan inop, repair
1.1 Living Room/Living Room Present
7/14/2023 Owners PM called in Jamson Wong. Needs to reschedule. Owners out of town. Moved from 7/17/2023 to 8/17/2023 1pm-4pm. Jamson confirmed. 415-806-3680 Email:jamsonw@gmail.com Alison
unit being worked on, uninhabital
8.1 General Health and Safety/Access to Unit
unit is uninhabitable, unit is only studs inside

10/20/23 unit being remodeled , all utilities not on in unit
8.7 General Health and Safety/Other Interior Hazards
No water service/PG&E on in unit.
1.3 Living Room/Electrical Hazards
light inoperable, repair
1.6 Living Room/Ceiling Condition
remove black discoloration
2.12 Kitchen/Sink
bottom of cabinet under sink water damaged, replace
2.3 Kitchen/Electrical Hazards
1. Gfi outlet inoperable 2. outlets inoperable repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bath upstairs toilet loose, reset toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of cabinet under sink water damaged, repair
3.12 Bathroom/Tub or Shower
master bathrom downstairs tub rusting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
clean and remove no used items in yard front ,side and back
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common area
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. install grease screen

2. ventilation fan light inoperable

3. all burners must self-ignite
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
middle burner knob broken,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink, water damaged, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs common area

2. install common area smoke detector downstairs
2.10 Kitchen/Stove or Range with Oven
install grease screen
3.12 Bathroom/Tub or Shower
resurface tub
5.4 Secondary Rooms/Other Potential Hazardous Features
finish repair to ceiling in garage, all repairs must be completed
1.6 Living Room/Ceiling Condition
Evidence of water damage,repair
2.8 Kitchen/Floor Condition
tile on kitchen floor damaged/loose, repair/replace
3.12 Bathroom/Tub or Shower
resurface tub, worn to metal
3.6 Bathroom/Ceiling Condition
1. remove excessive black discoloration

2. evidence of water damage,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
excessive black discoloration,remove

4.7 Other Rooms/Wall Condition
excessive black discoloration, remove

8.7 General Health and Safety/Other Interior Hazards
Common area Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim

1.6 Living Room/Ceiling Condition
ceiling cracking. repair

1.4 Living Room/Security
weatherize front door gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower not working as designed,repair

3.7 Bathroom/Wall Condition
install missing baseboards

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

5.4 Secondary Rooms/Other Potential Hazardous Features
replace deteriorating floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

3.3 Bathroom/Electrical Hazards
replace both bathroom outlets with GFCI outlets.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.1 General Health and Safety/Access to Unit
unable to inspect sub/electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-10-23-23 Spoke to the owner who called to request a r/s of the 10/24 inspection. Moved to 11/20 (repairs are not done. Owner had a concern about the garage clutter fail and feels in is unconstitutional that the garage was inspected. Advised the garage is subject to inspection and the tenant is required to organize the garage as its current condition presents a fire hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

4.10 Other Rooms/Smoke Detectors
All bedroom smoke detectors must be operable.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
All smoke detectors in hallways/common areas must be operable.

8.7 General Health and Safety/Other Interior Hazards
Install dummy spacer/spacers inside electrical panel.

1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-213-2687

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater inoperable. repair/replace.
1.1 Living Room/Living Room Present
CH-10-23-23 Pre call 30 min prior 510-919-0707
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 no show off white apartments green trim doo/phone no answer
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1.co detector inop, repair

2. common area smoke detector inop
1.1 Living Room/Living Room Present
1 hour pre-call 510-672-0282
JC-10-23-23 Spoke to the owner who called and advised she received an invoice for $304 but is not happy about the fees charged by the city - advised the fees will not be waived because she advised she called the day of inspection to request a r/s.
JH-9-25-23 2:10pm no show.
10/17/23 off white apartments green trim 1:30pm pre-call contact no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty haz
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inop
1.1 Living Room/Living Room Present
9/6/2023 CALL 30MIN PRIOR OWNER HAS 6 UNITS ON 16TH ST. 510-372-4173 CARLOS. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair toilet loose at base
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
unable to inspect water heate
1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

1.1 Living Room/Living Room Present
10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.12 Kitchen/Sink
recaulk behind sink
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop

2.11 Kitchen/Refrigerator
secure/repair/replace refrigerator gasket/seal.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.

3.3 Bathroom/Electrical Hazards
replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.

2.10 Kitchen/Stove or Range with Oven
replace light bulbs in stove exhaust fan.

2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.

1.1 Living Room/Living Room Present
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH9-26-23 R/S from 10-2-23 to 10-23-23 owner said tenant is out of the county

2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable/damaged stove burner.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
9/21/23 no access,

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.11 Kitchen/Refrigerator
light out, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-10-24-23 Spoke to the owner who called and advised the 11/21 inspection is not a good time for her. Explained we have rescheduled the inspection multiple times so we are not able to move the inspection to Dec. R/s from 11/21 to 11/27 to help the owner, but advised she will need to select a date in November if that does not work. Owner had question about fees advised the $76 is due for the upcoming r/i.
CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.

2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop

2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
evidence of water damage, repair

3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair

3.5 Bathroom/Window Condition
window lock latch broken, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

1.1 Living Room/Living Room Present
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.8 Living Room/Floor Condition
flooring in hallway ripped/deteriorating. repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

3.12 Bathroom/Tub or Shower
tub backing up,repair

4.6 Other Rooms/Celing Condition
ceiling has excessive cracking,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink off hinges,repair

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light inoperabler,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable . All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

1.8 Living Room/Floor Condition
transition from hallway to bedroom ,carpet ripped,repair

2.12 Kitchen/Sink
faucet loose,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
garage door has excessive peeling paint,repair

2.10 Kitchen/Stove or Range with Oven
Right front burner not working as designed,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER 574-220-0276
9/14/23 no show 11;55am light yellowish unit
6/19/23 no show 10:44 pm

7.4 Heating and Plumbing/Water Heater
Earthquake safty straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
bedroom outlets not grounded. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace falling/leaning fence in back yard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hallway area.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

2.10 Kitchen/Stove or Range with Oven
stove oven knob missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
secure loose bathroom sink faucet.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace

2.11 Kitchen/Refrigerator
replace torn refrigerator gasket/seal.

3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.

4.8 Other Rooms/Floor Condition
repair/replace damaged carpet in bedroom.

6.4 Building Exterior/Condition of Exterior Surfaces
replace damaged crawl space vent cover on front side of front exterior staircase.

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

3.3 Bathroom/Electrical Hazards
2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.3 Other Rooms/Elecrtical Hazards
2nd floor bedroom outlets not grounded. repair.
4.10 Other Rooms/Smoke Detectors
replace missing bedroom smoke detector.
5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd floor hallway outlet not grounded. repair.
8.7 General Health and Safety/Other Interior Hazards
1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.
1.1 Living Room/Living Room Present
11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
JC-10-25-23 Spoke to the owner who called and advised the original water heater fail was a leak, but he noticed the earthquake straps was added. Confirmed with the owner that the water heater was replaced. Explained he should check with the installer to determine if they skipped installing the straps as theyre required. Advised there shouldnt be anything else added to fix if that is corrected.
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 FOR ACCESS IF NEEDED
JC-10-26-23 Authorization was given for the tenant to call and r/s directly. Spoke to the tenant who called to advise she is not available 11/14 r/s to 11/9. Advised the owner is responsible to pay the fees.
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
1.1 Living Room/Living Room Present
pre-call 415-430-8522
1.4 Living Room/Security
install weather stripping around front door.
2.3 Kitchen/Electrical Hazards
replace kitchen outlets left & right of sink with GFCI outlets.
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet missing cover plate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
3.1 Bathroom/Bathroom Present
repair damaged master bathroom sink knob.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink faucet leaking. repair/replace.

3.12 Bathroom/Tub or Shower
re-caulk inside of master bathroom shower enclosure. mold/mildew present.
3.3 Bathroom/Electrical Hazards
replace bathroom outlet with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
replace carbon monoxide detectors in unit, not properly testing.
1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
4.4 Other Rooms/Security
unable to inspect 2 bedrooms due to being locked.
5.4 Secondary Rooms/Other Potential Hazardous Features
repair large crack in garage ceiling.
8.6 General Health and Safety/Interior Stairs and Common Halls
install carbon monoxide detector in common area in unit.
8.7 General Health and Safety/Other Interior Hazards
remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.
4.10 Other Rooms/Smoke Detectors
replace chirping bedroom smoke detector.
1.1 Living Room/Living Room Present
7/17/23 no show 11:50 beige building/green trim

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.

CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917

MZ 8/6 Owner, David, called in. Needs to reschedule. Changed from 8/10 to 9/16 11-2 with pre-call (510)409-4917 has multiple properties same day

CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:15 pm on 11/20/20. Landlord refused inspection
2.10 Kitchen/Stove or Range with Oven
repair/replace inoperable stove burners.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.
8.1 General Health and Safety/Access to Unit
no entry, owner refused to do inspection, told me he was canceling the inspection because i failed him on his inspection at a different location conducted before this inspection .
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite ,repair
3.7 Bathroom/Wall Condition
hallway bathroom towel rack broken, repair
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.6 Kitchen/Ceiling Condition
repair chipping/peeling paint on kitchen ceiling.
4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have an operable smoke detector present. repair.
4.2 Other Rooms/Electricity/Illumination
repair/replace damaged/missing light fixture globe in upstairs bedroom.

1.1 Living Room/Living Room Present
7/17/23 tenant not notified of inspection

CH-8-18-22 R/S from 9-1-22 to 10/4/22 owner will be out of town Pre call 30 min prior 510-409-4917
JC-8-18-22 Spoke to the owner who called and advised he does not want anyone in his units until city hall employees are back in office (due to covid restrictions). Advised there are employees on site, but the owner disputed that and advised it is by appointment only.
12/1/20 Per City, cancel inspection until COVID is over (est July 2021). when scheduled, send different inspector.
CH-10-13-20 R/S from 10-20-20 to 11-20-20 Owner said tenant will not let any one in unit due to COVID high risk Pre call 30 min prior 510-409-4917
CH-7-6-20 R/S from 7-7-20 to 8-10-20 Tenant is sick
NE at 11:15 am on 8/10/20. Tenant not notified
9/1/20 per COR, R/S from 9/16 to 10/20
NE at 1:05 pm on 11/20/20. Landlord refused inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
. Toilet Not Properly Mounted / Loose from Floor Flange.

4.10 Other Rooms/Smoke Detectors
every bedroom in unit must have a working smoke detector present. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JH-9-18-23 11:08am no show.

2.10 Kitchen/Stove or Range with Oven
oven on light will not turn off, safty feature not working as designed, repair/replace oven

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
shower enclosure buckled, deteriorating and has black discoloration. replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair

1.1 Living Room/Living Room Present
JC-8-9-23 Spoke to the owner who called and requested to reschedule because he will be out of the country in Sept. Moved to 9/18 - he will confirm the tenant will be available that date and cb.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
7/13/23 no show 11:18 am green 4-plex
1.5 Living Room/Window Condition
Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
towel bar broken,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in common area
1.1 Living Room/Living Room Present
8/25/2023 Owner called in to reschedule. O/T n/a. Moved from 9/11/2023 to 9/26/2023 1pm-4pm. Owner confirmed. Call 30min prior 510-734-2962 Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor.
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-24-23 to 10-26-23 owner said tenant day off is Thursdays Pre call 30 min prior 510-763-7395
2.11 Kitchen/Refrigerator
repair/ missing both handles to refrigerator
2.3 Kitchen/Electrical Hazards
repair/ light fixture inop
4.4 Other Rooms/Security
remove key lock entry (X2)
1.1 Living Room/Living Room Present
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
CH-10-2-23 R/S from 10-5-23 to 10-26-23 owner said repair not done
JC-10-2-23 Spoke to the tenant who called and advised the closet doors have been removed and there are no floor guides/brackets or holes that can cause a hazard. Tenant advised they would like to install a electric fireplace wall mount heater- advised I would research and f/u on that.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

tenant to clean grease splatter on stove and range hood
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

Countertop damaged right of sink, Repair or replace

2.7 Kitchen/Wall Condition
Repair soft spot on wall by refrigerator
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Clean discoloration from window
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.8 Other Rooms/Floor Condition
Complete floor repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable level 1&2, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
1.1 Living Room/Living Room Present
CH-9-26-23 R/S from 10-6-23 to 11-9-23 owner is going to have a wall heater install
8/1/23 no show 2:29 pm gray house, beware of dog sign

CH-5-15-23 R/S from 5-16-23 to 6-20 owner said tenant can not make it
CH-5-2-23 R/S from 5-4-23 to 5-16-23 owner will be out of town Pre call 30 min prior 510-725-0515
4.3 Other Rooms/Elecrtical Hazards
light fixture has exposed wires, repair

x2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685 (PLEASE CALL)
JC-10-27-23 Spoke to the owner who called to advise he did not receive a pre-call - and had been waiting at the unit after 2:30pm. Advised we would waive the fee and scheduled a re-inspection for 11/28am.

3.7 Bathroom/Wall Condition
wall balck discoloration,repair

1.1 Living Room/Living Room Present
9/19/23 no show 10:09 am crem house/gray trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear deck deteriorating/rotten wood, repair/replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

3.12 Bathroom/Tub or Shower
tub peeling,resurface tub

8.7 General Health and Safety/Other Interior Hazards
install co detector on main level

3.12 Bathroom/Tub or Shower
tub surface deteriorating,resurface tub

3.6 Bathroom/Ceiling Condition
ceiling peeling,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
pre-call 510-776-6322

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
10/27/23 no show 12:13 pm , dog in backyard

8/18/2023 Owner called, will be out of the country from 8/21/2023 to 9/21/2023. Rescheduled from 8/21/2023 to 9/25/2023 11am-2pm. Owner confirmed. Alison

7/27/23 no show, dog barking, red honda in driveway, doorbell camera

6/30/23 no show 1:48 pm cream house, blink doorbell camera

3.12 Bathroom/Tub or Shower
re-caulk inside of shower/tub.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
CH-9-1-23 R/S from 9-8-23 to 9-26-23 Owner will be out of town

4.10 Other Rooms/Smoke Detectors
Every bedroom must have a operable smoke detector present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. repair/replace.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heater, provide access at next inspection.

1.1 Living Room/Living Room Present
8/31/2023 Spoke with Tom rescheduled for 9/26/2023 11am-2pm. Call 30min prior 510-915-1615. Advised NO NEW FEES WILL BE ADDED. HOWEVER THE FEES PRIOR STILL STANDS. OWNER OK WITH THAT. Alison
08-28-23 no show 1:52 pm Blue building, upstairs unit
JC-8-30-23 spoke to the pm Tom who called to advice he did not receive the requested pre-call - confirmed inspector did not call the pm. Called the pm and left a detailed msg advised we can schedule a re-inspection and waive the fee that would typically be applied for a 4th inspection. Pending cb.
PRE-CALL 510-915-1615 on 8/28 -JC
7/6/23 no show,manager present, tenant not home

CH-6-30-23 Pre call 1 HR prior 510-680-9780
PRE-CALL 510-915-1615

6/5/23 not real address, called number, no answer
8.7 General Health and Safety/Other Interior Hazards
replace any outlet near kitchen/bathroom sink with GFCI outlets.
1.1 Living Room/Living Room Present
10/27/23 no show 10:17 am gray building, top unit

9/29/2023 Owner called in spoke with M.T. needs to reschedule. Needs more time on repairs. Moved from 10/2/2023 to 10/27/2023 9am-12pm. Alison

8/21/23 no show 12:08 pm, gray dulpex, upstairs right unit

7/24/23 tenant not notified of inspection
2.5 Kitchen/Window Condition
kitchen window must be able to stay up with out a prop
1.1 Living Room/Living Room Present
10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison
1.1 Living Room/Living Room Present
CH-9-29-23 R/S from 10-20-23 to 10-27-23 owner said waiting for Refrig to come in had to order it
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.12 Bathroom/Tub or Shower
1. tub overflow valve is missing,install
8.10 General Health and Safety/Site and Neighborhood Conditions
clean and remove overgrown vegetation on sides of house
1.1 Living Room/Living Room Present
10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant Pre call 30 min prior
1.1 Living Room/Living Room Present
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-10-30-23 Spoke to the owner who called and advised she will be out of town (returning 11/21) moved the 11/21 inspection to 12/5.
2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
2.5 Kitchen/Window Condition
Install missing screen
1.4 Living Room/Security
Patio door/screen hard to open, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
1.1 Living Room/Living Room Present
10/30/23 no access safety latch on door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
4.4 Other Rooms/Security
Patio screen door pulling off
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
4.5 Other Rooms/Window Condition
window frame peeling paint, repair
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface

3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair

1.4 Living Room/Security
patio screen missing, install
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
3.7 Bathroom/Wall Condition
Remove black discoloration
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
4.4 Other Rooms/Security
no access, door locked
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.8 Living Room/Floor Condition
floor damaged, replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair

2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair

2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard

8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging

1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.7 Bathroom/Wall Condition
master bath wall remove black discoloration

3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

7.2 Heating and Plumbing/Safety of Heating Equipment
fireplace inoperable, gas starter pipe deteriorated, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged

1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom

1.1 Living Room/Living Room Present
10/30/23 no access, loose dog in unit

7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install

7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
10/30/23 no access loose cat

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed

1.1 Living Room/Living Room Present
JC-10-31-23 Owner to send in closing statement - property was sold 2 years ago. R/s from 11/27 to 12/5 to allow time to receive documents to cancel.

1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace

2.3 Kitchen/Electrical Hazards
install Gfi right of sink

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink

1.1 Living Room/Living Room Present
10/31/23 no entry, locks changed, tenant not home

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

3.8 Bathroom/Floor Condition
flooring damaged, replace

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.4 Living Room/Security
repair patio screen door
3.7 Bathroom/Wall Condition
towel bar missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher leaking, repair/replace
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
1.4 Living Room/Security
patio screen off track,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
2.12 Kitchen/Sink
faucet knob broken,replace
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
3.7 Bathroom/Wall Condition
towel bar missing,install
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting,resurface master

2. sink has low water pressure
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
1.1 Living Room/Living Room Present
10/31/23 no access no key,tenant not home
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
1.1 Living Room/Living Room Present
10/31/23 no access, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
2.12 Kitchen/Sink
dishwasher leaking from air gap
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day
3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed
3.7 Bathroom/Wall Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised he needs to r/s until after the 22nd
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
11/02/23 no entry dog in unit
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.1 General Health and Safety/Access to Unit
install common area co detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
1.1 Living Room/Living Room Present
11/2/23 no access, dog in unit and note on door said do not enter owner not home
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace

2. install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no entry dog in unit
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
1.1 Living Room/Living Room Present
11/2/23 no entry tenant not home, no keys
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
window pane broken,replace window
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
3.12 Bathroom/Tub or Shower
shower handle broken,replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
patio sceen door tattered, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.10 Kitchen/Stove or Range with Oven
vent light inop
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair
7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-11-3-23 Owner called in and requested an extension r/s from 11/21 to 12/8 - owner to cb for more time if needed as he originally requested 30-60 days
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering

2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.8 Kitchen/Floor Condition
floor has evidence of water damage,replace
1.1 Living Room/Living Room Present
no access, no entry
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi outlet lest of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.12 Kitchen/Sink
faucet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove

1.1 Living Room/Living Room Present
11/3/23 no access/no key
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
2.11 Kitchen/Refrigerator
inside light inoperable
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair

3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
11/3/23 no access, no key

2.3 Kitchen/Electrical Hazards
install GFI right of sink

8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair

7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-11-7-23 Owner in the process of evicting tenant - r/s from 11/13 to 12/22. Owner may put house on the market.

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

1.1 Living Room/Living Room Present
10/20/23 no show 2:17 pm , gray house

11-7-23 Spoke to the owner who called and advised the second inspection passed - advised per the notes below I confirmed with the inspector that the unit failed and left a detailed msg advising it would have to be re-inspected. Owner advised he did not receive a call or email despite the phone records showing an outbound call. advised we would waive one $76 dollar r/i fee if the unit passes on 11/28.
10-9-23 Owner reached out to advised all repairs were done prior to the last inspection - inspector advised the unit failed. Left a detailed message for the owner advising the 10/20 inspection will have to be conducted and he should confirm there is a working SD detector in the bedrooms + common areas and garage area as well as a co2 detector.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area

2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink

2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking

5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace

3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas
1.1 Living Room/Living Room Present
CH-10-10-23 R/S from 10-20-23 to 10-27-23 owner wants both units on same day
pre-call 510-776-6322
JC-8-10-23 Spoke to the owner who called and requested to r/s the 8/21 inspection to 9/18. Mailed notice.
1.2 Living Room/Electricity
repair/replace inoperable light fixture/bulb in living room.

3.12 Bathroom/Tub or Shower
remove discoloration/mold/mildew from bathroom shower enclosure.
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub has black discolortion
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner and r/s the 11/21 inspection to 11/27 (owner has to work on 11/21)
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and requested the 11/28 inspection be moved to an earlier date. r/s to 11/20
CH-10-20-23 pre call 30 min prior 510-372-4173
3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

2. install co detector
1.1 Living Room/Living Room Present
9/11/23 no access gated community
JC-11-8-23 Spoke to the owner who advised the unit is family member occupied. He will send proof r/s from 11/17 to 12/8

9/14/2023 Call 30min prior 510-757-5046 for the next inspection. M.T. took the owners call on 9/8/2023 and forgot to give info to us to enter. Alison
1.1 Living Room/Living Room Present
JC-11-8-23 Spoke to the owner who called and advised the tenant will be out of town until the end of Dec r/s from 11/20 to 1/5.
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair

3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
1.1 Living Room/Living Room Present
11/6/23 no access, no entry
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
8.7 General Health and Safety/Other Interior Hazards
install CO detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.12 Kitchen/Sink
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
4.5 Other Rooms/Window Condition
window leaking water, repair
1.4 Living Room/Security
door knob not locking as designed, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
3.7 Bathroom/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.12 Kitchen/Sink
Disposal not functioning.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/6/23 no access, someone in unit would not answer door
1.1 Living Room/Living Room Present
11/6/23 no access per management
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.1 Living Room/Living Room Present
11/6/23 no access, no entry, no key
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install gfi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
4.7 Other Rooms/Wall Condition
install closet doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
3.4 Bathroom/Security
door frame rusting,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
1.1 Living Room/Living Room Present
JC-11-9-23 Owner called and advised the repairs are not done - r/s from 11/13 to 12/1
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior
510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
Pre-call at 510-381-1176.
1.1 Living Room/Living Room Present
CH-11-9-23 owner wants a pre call 30 min prior 510-851-9800
CH-8-23-23 R/S from 8-25-23 to 9-22-23 PM said unit is not ready
2.10 Kitchen/Stove or Range with Oven
replace rip pans and clean oven
2.12 Kitchen/Sink
low hot water pressure,repair
2.5 Kitchen/Window Condition
recaulk window and remove rust,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low hot water pressure,repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

4.5 Other Rooms/Window Condition
1. window will not open,repair

2. window deteriorating/rusting, repair

1.1 Living Room/Living Room Present
JC-11-9-23 Will waive (1) $76 fee r/i if the unit passes on 11/13 - owner is disputing the fails and advised the were done prior to the last date.
CH-10-16-23 R/S from 10-19-23 to 11-13-23 owner said repairs were done on 9-5-23 and wants a call 415-680-0946 email inspector for question about the bathroor sink and deck
JC-10-9-23 Spoke to the owner who called to advise the repairs were done not sure why the unit failed on 9/5/23 - contacted the inspector who advised the unit failed bathroom sink and deck are the remaining issues. Called the owner today at 4:45pm to advise, but the owner disconnected the call.

2.3 Kitchen/Electrical Hazards
Outlet near water source must be GFCI

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink rusted (2nd floor hall)

3.12 Bathroom/Tub or Shower
Tub Faucet Leakage Present. (1st floor hall)

3.3 Bathroom/Electrical Hazards
Outlet near water source must be GFCI (1st floor hall)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (1st floor common area)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear deck - repair / replace loose or deteriorated boards

decking must be replaced, rotten boards and support beams, major safety hazard

1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860

2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard

2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair

2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace

3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the pm who called and advised the repairs are not done. R/S from 11/13 to 11/17pm. Notified inspector.
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
JC-12-4-23 Spoke to the pm who advised they close early on 12/22 r/s to 1/5
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.

8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.12 Kitchen/Sink
repair/ loose at base

3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range light/INOP

2.12 Kitchen/Sink
garbage disposal inop

4.10 Other Rooms/Smoke Detectors
INOP

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
hood range combo INOP

2.11 Kitchen/Refrigerator
replace missing handles

2.12 Kitchen/Sink
garbage disposal INOP

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base

3.12 Bathroom/Tub or Shower
replace missing tub diverter

4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration

1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace

2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-10-23 Property manager called and requested an extension. Repairs are not done. R/S to 12/29. Mailed notices.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
JC-11-10-23 Owner requested r/s from 11/13 (repairs not done) r/s to 12/28
If tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage

2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
2.4 Kitchen/Security
patio door handle/ lock missing, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob broken, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
9/27/2023 Owner called to reschedule spoke with M.T. work is not done and hes not available. Moved from 10/6/2023 to 11/9/2023 11am-2pm. Owner confirmed. Alison
8-28-23 no access road closed due to paving, pic taken
6/5/23 no show 1:28 pm tan house/ red honda in driveway
2.12 Kitchen/Sink
kitchen sink deteriorarating/rusting resurface or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
upstairs hallway light switch cover broken, replace
1.1 Living Room/Living Room Present
CH-9-28-23 R/S from 10-26-23 to 11-9-23 owner can not get off work Pre call 510-685-1083
2.3 Kitchen/Electrical Hazards
replace kitchen outlets near sink with GFCI outlets.
3.2 Bathroom/Electricty
repair/replace inoperable light fixture/bulb in master bathroom.
3.3 Bathroom/Electrical Hazards
replace all bathroom outlets with GFCI outlets.
4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable light fixture/bulb in walk-in closet.
8.7 General Health and Safety/Other Interior Hazards
every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
burners not self lighting,repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
MASTER BEDROOM
- Toilet flush handle broken, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (hallway level 2)
4.10 Other Rooms/Smoke Detectors
Smoke detector needed in Bedroom, left bedroom level 2
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
4.5 Other Rooms/Window Condition
Clean discoloration from window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building materials and appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector 2nd floor
1.1 Living Room/Living Room Present
11/9/23 no show 10:23 am tan house, roof being worked on

CH-10-4-23 R/S from 1016-23 to 11-9-23 owner is out of the country
1.1 Living Room/Living Room Present
CH-10-4-23 R/S from 1016-23 to 11-9-23 owner said repair not done
8/2/2023 Mr. Betti called in (O) still recovering from back surgery. Needs to reschedule he will be there on the next one. Moved from 8/10/2023 to 9/1/2023 9am-12noon. Alison CH-7-6-23 R/S from 7-13-23 to 8-10-23 owner just had back surgery Call 30 min prior 510-812-4055
1.4 Living Room/Security
Gaps around front door allowing cold air inside,repair
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.11 Kitchen/Refrigerator
Refrigerator leaking,not working as designed, repair/replace
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,saftey hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safty hazard
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. towel bar missing,install
4.4 Other Rooms/Security
door off hinges,repair

1.1 Living Room/Living Room Present
11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
11/9/23 no show 3:21 pm brown house

8/11/23 no show 1:35 brown house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front patio has deteriorating, loose wood, repair

1.1 Living Room/Living Room Present
9/11/2023 Owner called in to reschedule. Needs more time on repairs. Moved from 9/14/2023 to 10/2/2023 1pm-4pm. CALL 30MIN PRIOR 510-302-7110 MT SPOKE WITH OWNER. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
1. Light fixture cover missing, install

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CH-9-19-23 R/S from 10-13-23 to 10-2-23 owner will be out of town pre call 30 min prior 510-501-3307

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
10/06/23 no show green house/red steps

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing Living room/common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector needed in unit, install

1.1 Living Room/Living Room Present
CH-10-20-23 R/S from 11-14-23 to 11-9-23 Tenant will be there in owners place per owner request owner will be out of the country
10/05/23 owner stated need time for repair for kitchen flooring due to vacation will be gone for 3 months

2.8 Kitchen/Floor Condition
kitchen floor bubbled up,replace

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow. front bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
11/9/23 no show 1:35 pm tan building/ bottom unit
2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
caulking around tub deteriorating, recaulk around tub
3.8 Bathroom/Floor Condition
loose tiles ,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable,
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
microwave light inop
3.12 Bathroom/Tub or Shower
tub not draining as designed,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in both bathrooms, reset toilets
3.12 Bathroom/Tub or Shower
tub diverter not working as designed in master bathroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.8 Living Room/Floor Condition
loose tiles,repair
2.10 Kitchen/Stove or Range with Oven
microwave light inop
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. repair/install

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water turns off and on, check water heater
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
door frame damaged,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
strong odor in dishwasher, check dishwasher
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat is loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
faucet loose,repair
2.3 Kitchen/Electrical Hazards
kitchen light bulbs inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
8.7 General Health and Safety/Other Interior Hazards
unit is uninhabitable , damaged throughout

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notofied
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. front bedroom
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
1. caulking is deteriorating/discolored,recaulk around tub.

2.tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
2.12 Kitchen/Sink
faucet loose, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, reset toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unable to perform inspection power off
6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose,reset toilet
3.12 Bathroom/Tub or Shower
caulking deteriorating, recaulk around tub
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 not a real unit

6/12/23 tenant not notified

1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
3.1 Bathroom/Bathroom Present
guest bath
3.12 Bathroom/Tub or Shower
tub faucet loose,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.12 Kitchen/Sink
1. garbage disposal inoperable,repair

2. excessive black discoloration under sink in bottom cabinet
3.13 Bathroom/Ventilation
smoke smell coming from vent
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio Gfi outlet inoperable,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 no access, tenant not ready

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit being cleaned,unable to perform inspection

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get notices

9/12/23 unit not a real unit

6/12/23 tenant not notified
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure,repair
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified

3.3 Bathroom/Electrical Hazards
Gfi outlet not working as designed,repair/replace
1.1 Living Room/Living Room Present
11/10/23 management stated they did not get fail notices

6/12/23 tenant not notified
1.4 Living Room/Security
sliding door sceen tattered,repair
2.10 Kitchen/Stove or Range with Oven
light over stove inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
4.5 Other Rooms/Window Condition
window cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
2.3 Kitchen/Electrical Hazards
install GFi right of sink
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
1.1 Living Room/Living Room Present
11/7/23 no access, tenant has covid
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

3.7 Bathroom/Wall Condition
towel bar broken, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

3.12 Bathroom/Tub or Shower
tub peeling, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

2.12 Kitchen/Sink
Disposal not functioning.

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

2.3 Kitchen/Electrical Hazards
install GFi left of sink

2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
3.7 Bathroom/Wall Condition
remove black discoloration
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
3.7 Bathroom/Wall Condition
repair wall, damaged
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair

2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface
3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
install missing screen
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs
1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised she requested a pre-call advised I do not see any notes of that but will notate it (pre-call 510-289-5352)
CH-8-11-23 spoke with owner R/S from 8-24- to 9-21-23 will be out of the country
2.10 Kitchen/Stove or Range with Oven
refrigerator light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

install common area co detector in
1.1 Living Room/Living Room Present
Pre-call 510-207-1796
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm
JC-11-13-23 Spoke to the pm who called and advised he will be oot on 11/20 r/s to 12/8.
CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised they have a family emergency r/s the 11/13 inspection to 12/1
CH-10-17-23 R/S from 10-23-23 to 11-13-23 owner states tenant is having surgery
9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised she needs to r/s the inspection (something came up) r/s to 12/28 pm (offered 11/17)
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
JC-11-13-23 Spoke to the owner who called and advised the repairs are not done r/s from 11/17 to 12/28 (railing is being redone)
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
pre-call 415-430-8522
JC-11-13-23 Spoke to the owner who called and advised a combo detector was installed near the furnace. Owner advised he does not know if he will be able to make the stove repair (replacement may be needed) r/s from 11/20 to 1/5

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
JC-11-13-23 Owner called and advised the tenant has surgery r/s the 11/21 inspection to 12/8

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
8/22/23 no show 3:13 pm address not where i can find it
JC-11-13-23 Owner called to advise this unit (D) does not exist and that the fails listed should be for unit.
Advised I would have the inspector confirm.

11/14/23 unit does not exist
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear bedroom with enclosed heater
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
2.5 Kitchen/Window Condition
remove excessive black discolration
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
1.7 Living Room/Wall Condition
repair cracking on wall,
2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair
2.7 Kitchen/Wall Condition
repair cracking on wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet intake valves leaking,repair
3.7 Bathroom/Wall Condition
wall discolored behind sink, evidence of leak, repair
4.7 Other Rooms/Wall Condition
repair cracking on wall

8.10 General Health and Safety/Site and Neighborhood Conditions
1. fence leaning down in front ,repair/replace

2. cut overgrown vegetation growing over/onto house

3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair

2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, repair/replace

5.2 Secondary Rooms/Security
garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair

7.4 Heating and Plumbing/Water Heater
water heater must drain outside, can not drain into utility sink in garage, Safty hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base hallway bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtyentry

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling in garage has evidence of water damage,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace

1.1 Living Room/Living Room Present
JH-8-24-23 No show/no entry owner didnt notify tenants.

2.1 Kitchen/Kitchen Area Present
1. Kitchen drawer off track.
2. Lazy Susie door is off, need to be replaced.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Mold Present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
1. Ext. = Garbage & Debris around Unit.
2. Remove old dishwashers from the back yard.

1.1 Living Room/Living Room Present
8/31/23 tenant not notified

1.8 Living Room/Floor Condition
livingroom and hallway carpet excessive discolored/soiled repair/replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.4 Kitchen/Security
kitchen patio door will not slide open and close as designed, repair

2.8 Kitchen/Floor Condition
kitchen floor deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair

3.12 Bathroom/Tub or Shower
1.resurface hallway tub, rusting

2. hallway bath tub clogged, not draining as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. rear bedroom ceiling fan shakes violently repair/replace

5.2 Secondary Rooms/Security
garage door will not open and close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
1. garage door opener connected to extension cord, safty hazard, must be plugged into outlet

2. outlet in garage missing cover plate, repair

3. electrical wires hanging out wall, repair

7.6 Heating and Plumbing/Plumbing
low water pressure thruout house,loud rattling sound when water is in use

8.10 General Health and Safety/Site and Neighborhood Conditions
1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting,resurface

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
11/13/23 no show 1:49 pm called owner, she said she did know about inspection

10/6/23 no show 10:17 am called owner no answer yellowish building top unit

CH-6-6-23 R/S from 6-16-23 to 7-11-23 owner needs a morning appt call 30 min prior 707-246-8107

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
11/13/23 no show peach building 1:14 pm

PRE-CALL 760-703-3243
JC-8-21-23 Spoke to the owner who left a message about the 8/18 inspection - owner advised she was awaiting a pre-call she never received. Advised I would notate the pre-call info for the r/i.
6/13/23 no show 12:45 peach building front unit
SH-8-18-23 10:45am no show. knocked on door, no answer. Peach color building, white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
ventilation light inoperable,repair

2.12 Kitchen/Sink
excessive black discoloration and deterioration around sink repair

3.7 Bathroom/Wall Condition
wall behind sink damaged,repair

1.1 Living Room/Living Room Present
7/24/23 language barrier with tenant unable to perform inspection

CH-6-23-23 R/S from 7-3-23 to 724-23 owner said they whole block is closed due to 4th July ph3 415-810-4821
PRE-CALL 510-551-2393 OR 510)773-0850.
4/24/23 no show beige 4-plex/red trim top back unit

2.3 Kitchen/Electrical Hazards
install Gfi oulet for safety

3.3 Bathroom/Electrical Hazards
install Gfi outlet for safety

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-910-9080
(NOTE FOR ROUTE) - KNOCK ON DOOR LOUDLY
10/27/23 no show 1:23 pm goldish house, ring doorbell

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-11-16-23 Pm called and advised the tenant is unavailable on 11/17 r/s to 12/8
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217

1.4 Living Room/Security
install deadbolt lock for front door

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace

3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs

1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 9-15-23 to 9-22-23 owner said no one will be there

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/22/23 no show 9:55 am Gold house,toyota highlander in driveway

2.12 Kitchen/Sink
low water pressure, repair

1.1 Living Room/Living Room Present
10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.4 Living Room/Security
door sweep pulling off,repair/replace

2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard

2.3 Kitchen/Electrical Hazards
light inoperable,repair

3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen

3.7 Bathroom/Wall Condition
wall cracking, repair

8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
1.1 Living Room/Living Room Present
11/14/23 no show 11:49 am cream building/red trim

10/03/23 no show tenant not notified also stated owner said dont answer door
7/21/23 tenant not notified , needs rescheudled
SH-8-18-23 11:21am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
11/14/23 no show 12:06 pm light gray building

10/03/23 spoke with a guy that was rushing out the house stated he did not live there and contact i needed to speak with owner, owner did not answer phone call
7/21/23 no show 12:19 pm light gray building
SH-8-18-23 11:53am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
11/14/23 no show 12:08 light gray building

10/3/23 no show light grey building white door phone no answer 2:06pm
7/21/23 no show 12:20 light gray building
SH-8-18-23 11:56am no show. knocked on door, no answer. cream complex, blue trim.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
1.1 Living Room/Living Room Present
11/14/23 no show 12:19 pm cream building/green trim

10/03/23 no show 2;14 tan building bright green door & trim
7/21/23 no show 12:10 tan building/green trim tri-plex
SH-8-18-23 11:36am no show. vacant unit. cream complex, mint green trim.
1.1 Living Room/Living Room Present
11/14/23 no show creambuilding/red trim 12:17

10/03/23 off white complex red door & trim2:18pm
7/21/23 tenant not notified, needs rescheudled
SH-8-18-23 11:45am no show. knocked on door, no answer. cream complex, red trim.
1.1 Living Room/Living Room Present
10/3/23 spoke with owner stated nobody was there for access also asked to call 707-319-2001 for next inspection
CH-8-2-23 R/S from 8/4/23 to 8/10/23 tenant has a meeting at work can not miss it
CH-5-16-23 spoke with tenant R/S from 6-5-23 to 6-22-23 has other appt. Pre call 30 min prior 707-319-2007
CH-5-15-23 Owner call in gave authorization to talk with tenant
SH-8-18-23 12:36pm no show. no access. Pre-called number provided, no answer. white complex.
3.12 Bathroom/Tub or Shower
2nd bathroom soap dish broken, replace
1.5 Living Room/Window Condition
Burglar bars must have quick release mechanism

3.12 Bathroom/Tub or Shower
Tub rusting,resurfce tub
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Burglar bars must have quick release mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
Car GATE CODE: 4-4-6. PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
8/10/23 no access, gated community, called number, no answer

PLEASE CALL THE TENANT FOR ACCESS 510-459-3192
CH-7-18-23 R/S from 7/21/23 to 8/10/23 owner said tenant can not make it on that date
7-17-23 Spoke to the tenant who called to r/s - advised the owner or pm will have to call -JC
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
1. light switch not working as designed,repair

2.ight under cabinets not working as designed,repair bulbs out
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain, repair
3.12 Bathroom/Tub or Shower
1. slow drain

2. stopper inoperable, not working as designed,repair
4.7 Other Rooms/Wall Condition
closet door off track, repair
5.2 Secondary Rooms/Security
laundry room closet door off track
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer not venting as designed,excessive lint around vent duck/behind dryer
2.3 Kitchen/Electrical Hazards
Install Gfi outlet in kitchen
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
11/14/23 no show unit for sale, vacant gray house

JC-10-12-23 Spoke to the owner who called to advise the unit is vacant and on the market, he should be sending the listing agreement through fax today. R/s the 10/16 inspection to 11/14 to allow time for processing.
CH-7-24-23 R/S from 7-31-23 to 8-14-23 due to tenant just died pre call 510-846-0133
6/19/23 no show 11:02 tan house/handicap ramp

6/20/23 owner sent written request through USPS to reschedule 6/19 inspection. Received after insp date.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair
1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
1.4 Living Room/Security
front door threshold loose, repair
3.8 Bathroom/Floor Condition
replace deteriorating flooring
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
1. install Gfi outlet

2. install cover plate on outlet in dining area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings and porch railings loose,
8.4 General Health and Safety/Garbage and Debris
clean back yard and remove all garbage and debris
1.1 Living Room/Living Room Present
CH--1-23 R/S from 9-5-23 to 10-6-23 owner said tenant moved out need to make sure every thing is good
7/28/23 no show no a real address, check address
1.6 Living Room/Ceiling Condition
repair hole
2.10 Kitchen/Stove or Range with Oven
clean venthood, and screen
2.8 Kitchen/Floor Condition
flooring damaged, burned, replace
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. evidence of roach infestation
1.1 Living Room/Living Room Present
10/6/23 called owner no answer

CH-9-26-23 spoke with owner wants on same day as 3717 Nevin #4
PRE-CALL 415-244-1274
8/1/23 no show 10:26 called owner no answer, tenant present ,no english
8.7 General Health and Safety/Other Interior Hazards
install co and smoke detectors in coomn area on 2nd and 3rd levels and basement

10/6/23 fail no co detector on third level,
1.1 Living Room/Living Room Present
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.1 Living Room/Living Room Present
9/28/2023 Owner called spoke with M.T. advised needs more time for repairs. M.T. advised her to call back
10/20/2023 we dont have any openings for November yet. Owner requested for November. Alison

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
ventilation fan light inoperable,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
half bathroom sink cold water inoperable,repair

3.12 Bathroom/Tub or Shower
tub worn to metal, replace or resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access

1.1 Living Room/Living Room Present
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of

2.10 Kitchen/Stove or Range with Oven
repair/replace any/all inoperable stove burners and/or inoperable hardware.

1.1 Living Room/Living Room Present
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

1.5 Living Room/Window Condition
repair/replace missing/damaged living room window screens.

4.2 Other Rooms/Electricity/Illumination
repair/replace inoperable bedroom light fixture & light fixture globe.

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.

1.1 Living Room/Living Room Present
CH-11-10-23 Make last on route

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safty hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safty haz

4.7 Other Rooms/Wall Condition
baseboard under window evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
CH-9-21-23 Pre call 30 min prior 510-375-8730
7/31/23 no show 10:05 am

9/1/23 owner states inspection was 8/31/23

2.3 Kitchen/Electrical Hazards
10/05/23 GFCI outlet INOP also wont reset (right of sink)
install gfi outlets on counter 3 ft from water

3.12 Bathroom/Tub or Shower
shower handle pullling off, master bath

3.3 Bathroom/Electrical Hazards
install Gfi in half bath

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inop, repair

1.1 Living Room/Living Room Present
PM called repairs not done r/s from 11/20 to 2/21 - notified inspector

2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan

2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21
10/12/23 tenant not notified of inspection (no entry)

1.1 Living Room/Living Room Present
JC-11-20-23 PM called and spoke to MT - requested a r/s. moved from 11/21 to 12/21

2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)

8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .

8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised this unit has been vacant for 3 yrs - utilities not on. r/s from 11/21 to 1/5 - owner will cb if needed

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
JC-11-20-23 Owner called and advised the tenant will be out of town on 11/30 r/s to 1/5 (they requested a date in January)

1.1 Living Room/Living Room Present
JC-11-20-23 Spoke to the owner who called and advised she has to work on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of vanity cabinet water damaged, repair

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready

2.12 Kitchen/Sink
Disposal not functioning.

3.3 Bathroom/Electrical Hazards
light inside inoperable, repair

2.11 Kitchen/Refrigerator
light inside inoperable, repair

3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair

1.1 Living Room/Living Room Present
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
CH-12-1-23 R/S from 1-5-23 to 1-8-23 owner said tenant has doctor appt Pre call 30 min prior 510-506-3237 gate code 8731
PRE-CALL 510-527-5321
10/27/23 no access , gated community

9/22/23 no show, no access gated community

8/28/2023 Owner called needs to reschedule.. O/T will not be available. Tenant will be available 9/22/2023. Advised O we do have availability. Moved from 9/15/2023 to 9/22/2023 11am-2pm. She will advise tenant of date and time. Thank you! Alison

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Owner unable to get a plumber in before the holiday weekend r/s from 11/28 to 1/5 (owner has multiple units scheduled that day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CANCELLED - UNIT IS VACANT WILL INSPECTION 5233 -JC 11/21

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to unit not having utilities

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called and advised the repairs will not be done because the stove has to be replaced. r/s from 12/1 to 1/2
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair

1.1 Living Room/Living Room Present
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

1.1 Living Room/Living Room Present
JC-11-21-23 Owner called to advise the property will be sold. Advised we will need proof of that to cancel, but rescheduled from 12/4 to 1/5

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
11/20/23 no show 1:34pm pewter colored house

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

1.1 Living Room/Living Room Present
No show 1:59 pm. White House/green trim

3.1 Bathroom/Bathroom Present
1, Loose toilet.

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
CH-9-15-23 R/S from 9-18-23 to 10-13-23 owner said tenant is very sick
PRE-CALL 510-847-5233 (Owner has two units scheduled the same day)

3.12 Bathroom/Tub or Shower
1.master bathroom shower enclosure excessive black discoloration, repair

2. hallway bathroom tub enclosure has excessive black discoloration, repair

4.8 Other Rooms/Floor Condition
left rear bedroom floor buckled, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1.laundryroom wall has excessive black discoloration, repair

2, laundryroom ceiling cracking, repair

2.3 Kitchen/Electrical Hazards
Front bathroom and master bathroom replace with GFCI outlet.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.7 General Health and Safety/Other Interior Hazards
Kitchen and 3 bathrooms GFCI need outlets.

1.1 Living Room/Living Room Present
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.1 Living Room/Living Room Present
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.

2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JH-9-25-23 No show.
CH-8-29-23 R/S from 9-19-23 to 9-25-23 owner will be out of town Pre call 30 min prior 510-334-5462
CH-6-26-23 R/S from 7-11-23 to 8-7-23 owner is out of town call 30 min prior 510-334-5462

1.3 Living Room/Electrical Hazards
install missing outlet cover dining room area

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inop, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.6 Kitchen/Ceiling Condition
evidence of water damage,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.8 Other Rooms/Floor Condition
floor deterioratiog,repair/repalce

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on building/door where it can be easily seen

1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173

3.7 Bathroom/Wall Condition
1. excessive black discoloration,repair

2. towel bar missing,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front exterior staircase missing handrails,install, safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector

1.1 Living Room/Living Room Present
JC-11-22-23 Owner called and advised the tenant is not available on 12/4 r/s to 12/21

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier

1.1 Living Room/Living Room Present
CH 11-27-23 Pre call 30 min 415-309-1209

1.1 Living Room/Living Room Present
JC-11-27-23 Owner called and advised the tenant trashed the unit and moved out he needs time to get the unit ready r/s from 11/28 to 1/5
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-11-27-23 Owner called and advised the window fail is not complete. r/s from 11/28 to 12/28
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 650-834-1146
JC-11-27-23 Owner called and advised he will be out of town and would like to r/s (He spoke to MT) R/S TO 12/28
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
pre-call 650-834-1146
JC-11-27-23 Owner called and spoke to MT requested a r/s from 11/28 to 1/2
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
1.1 Living Room/Living Room Present
Owner cell number 510-506-6044
1.1 Living Room/Living Room Present
JC-11-27-23 Unit is family member occupied - owner to end proof. r/s inspection from 11/28 to 12/28
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
JC-11-27-23 Spoke to the owner who called and advised he will be out of town for the month of December and r/s the 12/21 inspection to 1/25am
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862
1.4 Living Room/Security
smoke detector INOP
4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
prv not draining properly must drain through exterior wall or properly in to drip

8.10 General Health and Safety/Site and Neighborhood Conditions
repair backyard fence leaning and unsecured posing a safety hazard

1.3 Living Room/Electrical Hazards
repair broken light switch next kitchen door

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

3.5 Bathroom/Window Condition
repair/ window off track (hall)

4.8 Other Rooms/Floor Condition
repair/ right bedroom with large wrinkles posing tripping hazard

3.12 Bathroom/Tub or Shower
replace tub diverter (hall)

4.10 Other Rooms/Smoke Detectors
install missing detector (center bed)

7.4 Heating and Plumbing/Water Heater
repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)

1.1 Living Room/Living Room Present
pre-call 415-988-5239

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.5 Other Rooms/Window Condition
repair/ badly cracked posing safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
(1) remove excessive old yardwork in backyard from previous work (tenant)

(2) repair/ old deterioration fence in center section of back yard posing safety hazard

2.12 Kitchen/Sink
repair-sink makes loud knocking noise/shaking when water is activated

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose base

4.10 Other Rooms/Smoke Detectors
center left bedroom/ INOP

7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair/ wall heater INOP

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector INOP

1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337

2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens

1.1 Living Room/Living Room Present
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
10/12/23 no access gated community phone no answer 3:18pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level

1.1 Living Room/Living Room Present
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

2.3 Kitchen/Electrical Hazards
1. Light over stove is out; need replacing.

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

3.5 Bathroom/Window Condition
window frame black, repair

2.10 Kitchen/Stove or Range with Oven
repair/ front right & back left burner INOP

2.4 Kitchen/Security
replace missing cabinet doors

5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

7.6 Heating and Plumbing/Plumbing
backyard water spout handle broken next to patio door

8.1 General Health and Safety/Access to Unit
repair/front door knob not working as designed

8.6 General Health and Safety/Interior Stairs and Common Halls
repair hallway light INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested an afternoon inspection moved to 1-4pm
1.1 Living Room/Living Room Present
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
11/14/23 no entry gated community the shores 2 :08 pm

JC-11-29-23 Owner called and requested the inspection be r/s to a MON,WED,OR FRI R/S TO 1/5
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
CH-11-29-23 R/S from 12-4-23 to 1-5-24 due to owner is having surgery Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
JC-11-29-23 Spoke to the owner who called and requested to r/s she is not available r.s to 1/5
1.1 Living Room/Living Room Present
11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
10/19/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level in common area

2. install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
1.1 Living Room/Living Room Present
9/7/23 no show 2:09

10/19/23 no show 10:13 am cream house, dog in backyard
4.5 Other Rooms/Window Condition
window leaking, repair
1.5 Living Room/Window Condition
weatherize windows excessive cold air coming inside
7.2 Heating and Plumbing/Safety of Heating Equipment
air intake pipe plastic covering is touching the flue exhaust from water heater, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2.hot water heater discharge line must run outside
1.1 Living Room/Living Room Present
11/27/23 no show 12:51 tan triplex
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
3.5 Bathroom/Window Condition
window will not stay up as designed,repair

3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
1.1 Living Room/Living Room Present
11/27/23 no show 12:57 green house
3.3 Bathroom/Electrical Hazards
install GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI outlet
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
1.1 Living Room/Living Room Present
CH-11-2-23 R/S from 11-20-23 to 11-27-23 owner can not get off work
JH-9-25-23 9:02am no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/toilet loose at base
3.12 Bathroom/Tub or Shower
repair/ broken shower handle ;posing cutting hazard
4.5 Other Rooms/Window Condition
repair/ off track window being held open with object;posing safety hazard (RIGHT)
1.1 Living Room/Living Room Present
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.8 Kitchen/Floor Condition
Replace deteriorating floor
6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove/oven must self-ignite

2. venthood light inoperable, repair
4.4 Other Rooms/Security
no access to bedroom, must provide access to bedroom on return inspection
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
10/23/23 no show 10:03 am olive building

6/20/23 no show 12:08 tan4-plex
JH-9-18-23 1:43pm no show. pics taken.
1.3 Living Room/Electrical Hazards
ceiling fan light inop, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi outlet inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
kithen floor/storage room tile cracked/deterioating. replace
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, repair
3.7 Bathroom/Wall Condition
1.vanity mirror deteriroating, replace

2. finish repair to wall and window sill
3.8 Bathroom/Floor Condition
replace deteriorating floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
carpet bunching up, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrails on entry staircase
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. co detector inop
1.1 Living Room/Living Room Present
11/28/23 no show, called owner no answer

9/21/23 no access,
JC-12-8-23 MT spoke to the owner who called and requested a r/s to 12/22
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.1 Living Room/Living Room Present
9/14/23 n/s 1:34pm light tan with brown trim
pre-call 510-932-7896

2.11 Kitchen/Refrigerator
light out, repair

2.12 Kitchen/Sink
1. recaulk around sink

2. evidence of leaking, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top of cabinet left of sink, evidence of water damage/ previous leak, repair

3.12 Bathroom/Tub or Shower
shower enclosure has black discoloration, repair/remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
check water heater, kitchen hot water has black particles coming out in water,repair

1.1 Living Room/Living Room Present
JC-12-4-23 MT spoke to the owner who advised they are not available for the 12/5 inspection r/s to 1/2
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

1.1 Living Room/Living Room Present
JC-12-4-23 Spoke to the owner who called and requested more time to complete repairs. r/s from 12/7 to 1/2
10/2/23 tenant stated inspection previously passed one month ago.

2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace

2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair

3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair

3.13 Bathroom/Ventilation
ventilation fan inoperable,repair

3.5 Bathroom/Window Condition
install missing screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building

8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

1.3 Living Room/Electrical Hazards
outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.12 Kitchen/Sink
recaulk behind sink
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair wall under sink evidence of water damage
3.12 Bathroom/Tub or Shower
resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to water source
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable ,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-701-2685
3.7 Bathroom/Wall Condition
wall balck discoloration,repair
1.1 Living Room/Living Room Present
11/28/23 no access, language barrier

10/20/23 no show 11:44 am brown house

JH-9-18-23 2:36am no show. Brown & white unit.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e
1.1 Living Room/Living Room Present
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

gate code #1455
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
1.1 Living Room/Living Room Present
JC-12-5-23 Spoke to the owner who called and requested to r/s the 12/7 inspection - moved to 12/21
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area
8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)
1.1 Living Room/Living Room Present
11/30/23 no show tan building
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified

1.1 Living Room/Living Room Present
11/30/23 no show brown building, bottom left unit

1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway

4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

1.6 Living Room/Ceiling Condition
peeling paint, repair

1.1 Living Room/Living Room Present
12/01/23 no show blue house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair

1.5 Living Room/Window Condition
window sill water damaged, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside

3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

3.12 Bathroom/Tub or Shower
recaulk around and inside tub/shower enclosure

3.5 Bathroom/Window Condition
window sill deteriorating, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub

1.1 Living Room/Living Room Present
JC-12-6-23 MT Spoke to the owner who called and requested the inspection be r/s to 12/22.
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

2.10 Kitchen/Stove or Range with Oven
replace drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

1.8 Living Room/Floor Condition
carpet deteriorating, replace

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified, repair

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair
5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,
1.1 Living Room/Living Room Present
10/03/23 no show off white complex red door & trim 2:35p
7/21/21 no show 11:18 am
SH-8-18-23 11:15am no show. No access due to tenants unaware of inspection. Cream complex, red trim.
JC-12-7-23 Spoke to the Owners son Anthony who called with multiple complaints about the program fees, the guidelines the inspectors go by, and the current owing amount. Reviewed the policy and amounts, but he will have a meeting with Chris today about his concerns as the request to waive the fees was denied.
2.10 Kitchen/Stove or Range with Oven
venthood light inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
fill in holes on tub/enclosure from old tub/shower doors
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace
2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet
6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)
3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)
3.7 Bathroom/Wall Condition
Remove black discoloration(master)
5.3 Secondary Rooms/Electrical Hazards
1. LAUNDRYROOM LIGHT FIXTURE MISSING COVER

2. Ventilation fan hanging down, repair
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)
4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar
4.7 Other Rooms/Wall Condition
Wall peeling paint, repair
4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace
3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair
7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink
3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair
4.4 Other Rooms/Security
Patio screen door pulling off
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to patio, being worked on
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
light at entyrway inoperable,repair
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
2.3 Kitchen/Electrical Hazards
1. replace burned outlet right of sink

2. replace loose outlet in dining area not working as designed
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
2.3 Kitchen/Electrical Hazards
ceiling fan light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.3 Living Room/Electrical Hazards
entryway light inoperable,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
right front common smoke inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)

1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
no access to water heater, blocked
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
2.3 Kitchen/Electrical Hazards
ceiling fans shakes excessivly, repair safety hazard
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
ceiling peeling paint at entry
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
3.7 Bathroom/Wall Condition
master bath wall remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
7.4 Heating and Plumbing/Water Heater
1. flue not connected properly, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/23 (additional time granted to pm for repairs)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building

7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1.replace drip pans
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)

1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet left of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stove

replace drip pans(owner)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. right front burner inop,repair

2. microwave inop,repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to mgr to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/6/24
(additional time given to manager to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/12/23 to 2/5/24
(additional time given to manager to complete repairs)
1.8 Living Room/Floor Condition
carpet ripped in hallway, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking

1.1 Living Room/Living Room Present
JC-12-8-23 Rescheduled inspection from 12/14/23 to 2/6/23 (manager granted additional time for repairs)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair

8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

1.1 Living Room/Living Room Present
12/4/23 no show 11:48 cream house black audi truck in driveway

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
towel bar missing, install

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub

5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink

8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window

3.5 Bathroom/Window Condition
install screen downstairs master bathroom

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

1.1 Living Room/Living Room Present
12/4/23 no show 11:23 am cream house, brown/white dog in window

1.1 Living Room/Living Room Present
12/4/23 no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway

2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement
5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector hanging down, repair

2. common area co detector missing,install

3. unit has clutter, clean/organize unit (tenant)

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master

3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint

3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath

5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub

7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off

1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace

3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
GFI will not test/reset hallway bath
1.1 Living Room/Living Room Present
JC-12-11-23 Rescheduled inspection from 12/14/23 to 2/6/24 (manager granted additional time to make repairs as requested)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
12/4/23 tenant not notified

GATE CODE #1223 - PRE-CALL JUSTIN 510-972-4214
JH-8-24-23 No show. No access front gated entrance locked. Brown & beige building.
2.11 Kitchen/Refrigerator
1. wine cooler inoperable,repair/replace all appliances must be in working conditions

2. fridge/freezer leaking water, repair/replace
2.3 Kitchen/Electrical Hazards
light s under cabinet inoperable,repair
4.7 Other Rooms/Wall Condition
closet doors off track
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair/replace Heating provides inadequate heat. Adequate heat shall be considered to be 72 degrees.
1.6 Living Room/Ceiling Condition
ceiling on main level has evidence of water damage,repair
5.3 Secondary Rooms/Electrical Hazards
there is a loud buzzing sound in garage, repair
8.7 General Health and Safety/Other Interior Hazards
install CO detector on main level and garage level common areas

1.1 Living Room/Living Room Present
Pre-call 530-417-5944
11/28/23 no show 10:31 am ,called owner no answer front building, top right unit, black doorbell

Pre-call 530-417-5944
JC-12-4-23 Unit should have been scheduled on 12/4 but was not due to my error. Owner will cb.
JC-11-21-23 Owner called two weeks ago to advise these fails do not exist at this property, and the inspector advised the unit passed. Confirmed with the inspector that is incorrect unit did not pass. Called the owner today at 8:50am to advise. owner is aware. Owner does not fully agree but will be there during the re-inspection. r/s from 11/28 to 12/4 .

1.8 Living Room/Floor Condition
carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
unable to inspect water heate

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am, light blue house/white gate. bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite , repair

2. venthood light inoperable,repair

2.12 Kitchen/Sink
bottom of cabinet under sink, water damaged,replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet loose,repair.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet not testing as designed, repair

1.1 Living Room/Living Room Present
9/11/23 no show 10:05 am light blue house/white gate ,bunny in front yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs co missing

1.1 Living Room/Living Room Present
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
12/5/23 no show 11:16 am purple house

10/26/23 no show 2:11pm purple house

9/19/23 no show 9:39 am purple house

SPECIAL CONCERS: HABITABILITY ISSUES, ROOF LEAKS THAT CAUSED COLLAPSING/SAGGING AREAS, DEBRIS FALLING. WATER DAMAGE, HEATER INOPERABLE. CHECK WINDOWS AND ALL TENANT CONCERNS RELATED TO ROOF AMD WATER DAMAGE.

1.6 Living Room/Ceiling Condition
livingroom ceiling has evidence of water damage,repair

1.7 Living Room/Wall Condition
wall/baseboards has evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet trim water damaged, repair/replace

2.7 Kitchen/Wall Condition
large hole in wall under sink, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
bedroom door will not close as designed, repair

4.7 Other Rooms/Wall Condition
evidence of water damage/wall bulging,soft , repair

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner/INOP

1.1 Living Room/Living Room Present
12/5/23 unit is owner occupied

1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection

1.1 Living Room/Living Room Present
12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
12/5/23 no show 2:19 tan house,side bottom unit

1.1 Living Room/Living Room Present
12/5/23 no show 1:16 gray house/ gate locked blue truck in yard

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

3.3 Bathroom/Electrical Hazards
light switch cover broken, replace

1.1 Living Room/Living Room Present
family room

3.1 Bathroom/Bathroom Present
family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.7 Living Room/Wall Condition
door peeling paint livingroom

1.1 Living Room/Living Room Present
12/7/23 no show 11:04 gray house

10/27/23 tenant not notified of inspection

JH-8-24-23 12:33pm no show. Gray house.
1.1 Living Room/Living Room Present
12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.1 Living Room/Living Room Present
12/07/23 no access, not notified
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
burners will not sit in drip pans as designed,repair safety hazard
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair

4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/14/23 inspection to 2/6/24 (granted property manager more time to complete repairs as requested)
2.10 Kitchen/Stove or Range with Oven
vent light inop
2.3 Kitchen/Electrical Hazards
install GFI left of sink
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
pre-call 510-205-4736
11/20/23. No show white triplex house, front unit
JC-12-12-23 Spoke to the owner and moved the inspection from 12/21 to 12/15
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
PRE-CALL TENANT AT 562-999-6061, CALL OWNER IF THERE IS ANY ISSUES 510-205-4736
JC-12-12-23 Owner called back and requested the inspection be scheduled on 12/18
11/20/23. No show white triplex house, front unit
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
2.3 Kitchen/Electrical Hazards
1. Install Gfi left of sink

2. light fixture flickering
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/rest
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector will not work as designed, repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)

1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation behind unit
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable

2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace
3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration, repair

3.3 Bathroom/Electrical Hazards
master bath light fixture rusting,repair
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.11 Kitchen/Refrigerator
fridge making loud noise, repair/replace
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Granted additional time for repairs as requested by the property manager)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard

3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
3.7 Bathroom/Wall Condition
wall peeling paint, repair
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.3 Living Room/Electrical Hazards
cover light fixture in hallway
7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside
7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside
1.1 Living Room/Living Room Present
12/7/23 no show tan building 1:40 pm
3.12 Bathroom/Tub or Shower
hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
12/8/23 no access, owner not notified

9/12/23 unable to perform inspection tenant has covid

6/12/23 tenant not notified
1.5 Living Room/Window Condition
repair/ black organic substance forming
3.5 Bathroom/Window Condition
repair/ black organic substance forming
4.5 Other Rooms/Window Condition
repair/ black organic substance (RIGHT)
1.1 Living Room/Living Room Present
12/8/23 no show brown house, regal boat in driveway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.7 Bathroom/Wall Condition
wall peeling paint, repair

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
1.1 Living Room/Living Room Present
CH-12-13-23 R/s from 12-21-23 to 1-5-24- owner and tenant will be out of town Pre call 30 min prior 415-420-3167
11/20/23 no show 1:34pm pewter colored house
1.1 Living Room/Living Room Present
CH-11-10-23 R/S from 11-17-23 to 12-8-23 spoke with owner said floor will not be done until 12-6-23 Pre call 30 min prior 510-681-6860
JC-10-16-23 Spoke to the resident who called to advise the floor repairs are still not done - advised the owner will need to contact is to request and extension or authorize the tenant to do so.
CH-9-15-23 R/S from 9-19-23 to 10-19-23 owner states the flooring is not done yet
JC-8-21-23 Spoke to the owner who called to review the floor fail as she received a $4000 bid for replacement. Advised repair is always an option but she would need to access the damage and make sure it can be done properly CH-6-5-23 R/S from 6-13-23 to 7-14-23 owner is going out of town Call 30 min prior 510-681-6860
2.10 Kitchen/Stove or Range with Oven
clean stove, fire hazard
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed and light inop, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken,repair
2.8 Kitchen/Floor Condition
kitchen floor is deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub faucet dripping,repair

2. recaulk around tub

3. tub overflow valve cover missing
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
bathroom floor deteriorating/damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. hallway light fixture missing cover,install
2. hallway light switch broken
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.1 Living Room/Living Room Present
9/11/23 no show called owner, bad number, light tan building/green trim no show 2:03 pm

CH-9-11-23 call in said never got pre call and inspector never show up
Pre-call 510-207-1796
PM called today to advise he requested a same day pre-call - advised we add pre-calls the same day but advised I would notate the number for next time -JC
2.12 Kitchen/Sink
1)repair/replace faucet leaking water when activated

2)repair/replace faucet dripping constantly when water is shutoff
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12 Bathroom/Tub or Shower
repair/ shower head leaking when activated (hall)
1.1 Living Room/Living Room Present
JC-9-5-23 Owner called back and advised the 2nd will not work. Rescheduled the inspection to 10/10.
CH7-3-23 R/S from 7-6-23 to 7-25-23 owner said tenant is sick Call 30 min prior 415-730-3217
1.4 Living Room/Security
install deadbolt lock for front door
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop and behind sink black discoloration, repair

2.3 Kitchen/Electrical Hazards
garbage disposal wires exposed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken and toilet handle loose, repair/replace
3.12 Bathroom/Tub or Shower
shower/enclosure leaking, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
master bedroom mirrored closet door cracked, replace
8.7 General Health and Safety/Other Interior Hazards
1.common area smoke detector inoperable, repair

2. common area co detector inop, repair

3. install co detector downstairs
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
12/8/23 no access, no key
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
12/8/23 no access
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box

3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested more time to complete repairs)
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.10 Kitchen/Stove or Range with Oven
vent light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
ventilation light inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage

2. master bath: ceiling black discoloration, repair
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/24 (Property manager requested additional time to complete repairs)
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
exterior light at front door inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
Deadbolt lock not working as designed, repair
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio
2.12 Kitchen/Sink
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install CO detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
1.4 Living Room/Security
door knob not locking as designed, repair
2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration
3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration
3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair
4.5 Other Rooms/Window Condition
window leaking water, repair
5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

2. install HWH earthquake safety straps

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/18/23 inspection to 2/8/23 (Property manager requested additional time to make repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the inspection from 12/19/23 to 2/9/24 (manager requested additional time to complete repairs)
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.3 Kitchen/Electrical Hazards
install GFi right of sink

3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions and poor air quality
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven
1. oven smoking when on, repair

2. microwave vent light inop,repair

2.12 Kitchen/Sink
Disposal not functioning.

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.12 Bathroom/Tub or Shower
tub peeling, repair

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave

2.3 Kitchen/Electrical Hazards
install GFi right of sink

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair

1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged, repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
4.4 Other Rooms/Security
door knob missing,install
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. properly install HWH flue for exhaust ,not installed as designed
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, no key
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.3 Kitchen/Electrical Hazards
1. install GFi right of sink

2. kitchen light flickers,repair
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining

1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-12-15-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested more time to complete repairs)
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.

1.1 Living Room/Living Room Present
CH-12-15-23 Pre call 30 min prior 415-819-3601
1.1 Living Room/Living Room Present
PRE-CALL 510-453-2673
12-15-23 Spoke to the owner who called and advised they are not available on 12/22 r/s to 1/25
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
light inoperable,repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
2.3 Kitchen/Electrical Hazards
Install GFI right of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
cold water for washer inop, repair
7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
2.3 Kitchen/Electrical Hazards
installl GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install GFI right of sink,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. HWH discharge line can not have a positive pitch

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke hanging down, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
12/15/23 no access, tenant not home

11/3/23 no access, no entry
1.1 Living Room/Living Room Present
11/3/23 no access/no key
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.3 Kitchen/Electrical Hazards
install cover on light fixture
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
1.1 Living Room/Living Room Present
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
9/21/23 no access, owner present, tenant not home, tenant changed locks
JC-12-18-23 Spoke to the owner who called and advised the tenant is scheduled to move out of the unit after Christmas- they are planning to sell the property after that. Granted a final extension from 12/22 to 1/19 - advised we will need proof the unit is vacant/listing agreement to cancel. Owner Lawyer is Eric Myers.
JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

7.4 Heating and Plumbing/Water Heater

1. water heater door frame deteriorating,repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.

1.1 Living Room/Living Room Present
GATE CODE#1455 - PLEASE NOTE FOR INSPECTOR
12/4/23 no show, gated community, no access
JC-1-8-24 Spoke to the tenant and rescheduled the 1/18 inspection to 1/30 - tenant has to work.

JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house

1.1 Living Room/Living Room Present
12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

1.1 Living Room/Living Room Present
PRE-CALL 510-830-5755
JC-12-19-23 MT spoke to the owner who called and advised he will be out of the country r/s the 12/22 inspection to 1/19

1.1 Living Room/Living Room Present
JC-12-19-23 Spoke to the owner who called regarding the $152 owing amount. Advised we would waive (1) re-inspection fee since the inspection could not be reschedules due to the system being down. Owner is aware $76 is due.
JC-11-21-23 Owner called last week when the system was down to r/s - called him back to f/u today but the inspection date had passed/unit still not ready.
11/14/23 owner states he called to cancel inspection but was told system was down, and someone would call him back , unit not ready

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard

1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top

1.1 Living Room/Living Room Present
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town

1.1 Living Room/Living Room Present
CH-12-20-23 Pre call 30 min prior 510-325-5366
12/05/23 no show11:51 brown building, top right unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair/replace.

1.1 Living Room/Living Room Present
JC-12-20-23 Spoke to the owner who called and advised the tenants just had a baby and need to r/s. Rescheduled from 12/21 to 1/18

1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

1.1 Living Room/Living Room Present
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
JC-12-20-23 CANCELLED - OWNER SUBMITTED TENANT REFUSAL FORM
11/17/23 no show brown building, spoke to onsite manager, tenant not home

GATE CODE: 1129
JH-9-26-23 no show. no access front gate locked.

CH-9-7-23 R/S from 9-11-23 to 9-26-23 owner said tenant is hard to get a hold of
1.1 Living Room/Living Room Present
PRE-CALL 510-236-8366
SPOKE TO THE PM AND ADVISED WE WILL NOT R/S THE INSPECTION AGAIN -12/21jc
JC-11-10-23 MT spoke to the owner - owner requested a r/s from 11/21 to 12/22 (tenant is elderly and has addressed the fails) owner may cb to r/s, but should not be allowed to r/s beyond later than a date in January.
8.7 General Health and Safety/Other Interior Hazards
tenant has excessive clutter thruout unit, safty haz declutter unit
1.1 Living Room/Living Room Present
JC-10-26-23 Tenant called in to contact the inspector because the contractors that the owner hired brought in fruit flies- advised the inspector does not need that info at this time but she can point out concerns of an infestation at the r/i if needed.
8/22/23 no access,tenant not notified
1.8 Living Room/Floor Condition
downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet
2.10 Kitchen/Stove or Range with Oven
replace missing hood range fan
2.13 Kitchen/Space for Storage, Prep and Serving
repair/damaged cabinets off track
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (hallway)
1.1 Living Room/Living Room Present
10/12/23 tenant not notified of inspection (no entry)
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
1.1 Living Room/Living Room Present
PRE-CALL 510-374-8653

1.1 Living Room/Living Room Present
CH-11-7-23 R/S from 11-9-23 to 12-21-23 repairs not done on the remodeling of the bath got contractor will start 11-27-23
CH-11-2-23 R/S from 11-9-23 to 12-5-23 repairs not done PH# 415-596-922
9/1/2023 PM called spk with MT needs to reschedule. Needs to remodel bathroom. Also they will be out of the country for over a month. Moved from 9/7/2023 to 11/9/2023 9am-12noon. PM was ok with that. Alison
6/23/23 no access, tenant answered door and said today is not a good day

3.12 Bathroom/Tub or Shower
1.hot water knob leaking,repair

2. tub diverter not working as designed

3.7 Bathroom/Wall Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
CH-11-21-23 R/S from 11-30-23 to 12-21-23 owner have family coming from out of town Pre call 30 min prior 510-410-9548

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door off hinges, repair

1.1 Living Room/Living Room Present
11:42 tan house/olive door.

CH-9-20-23 R/S from 9-25-23 to 10-13-23 owner states tenant had an emergency and is out of town

2.1 Kitchen/Kitchen Area Present
1. Missing drawer front.

3.1 Bathroom/Bathroom Present
1. Downstairs toilet at family room loose need repairs.

4.4 Other Rooms/Security
1. Master bedroom door off hinges, repair.

5.2 Secondary Rooms/Security
Doors must be secured to hinges.

6.4 Building Exterior/Condition of Exterior Surfaces
1. Electrical plug located near the front door loose and need repairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Wall damage top of stairs near light switch, repair.

1.1 Living Room/Living Room Present
11/20/23 no show 1:24 pm gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.12 Bathroom/Tub or Shower
tub diverter inop, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
11/17/23 no show 11:57 am , called owner no answer

JC-10-17-23 Owner called to advise one of the needed parts/material is on backorder r/s 10/20 to 11/17
CH-6-6-23 R/S from 6-8-23 to 7-14-23 owner said tenant will be out of the country for 1 month call 30 min prior 510-375-5833

7/14/23 no show 12:07 light green house,orange tree in front yard

6.4 Building Exterior/Condition of Exterior Surfaces
front porch has open electrical, missing light fixture,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inoperable,repair

2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.

4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.

2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
1.1 Living Room/Living Room Present
9/8/23 no show 11:24 white house/green trim
1.6 Living Room/Ceiling Condition
ceiling cracking. repair
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
2.10 Kitchen/Stove or Range with Oven
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-12-26-23 Owner called and advised no one will be available on 1.2 to let the inspector in r/s to 2/2
10/26/23 no show 10:17 am cream house/green trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.
3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.
1.1 Living Room/Living Room Present
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023
1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room
2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite
2.4 Kitchen/Security
repair/ large hole in upper cabinet doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base
3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)
3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan
3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming
4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)
4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)
4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)
7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)

2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/28/23 inspection to 1/22/24 (manager requested additional times to make repairs)
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop

2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional times to make repairs)
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock’s from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested more time to complete repairs)

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace

1.1 Living Room/Living Room Present
pre-call 510-410-5000
JC-12-27-23 Spoke to the owner who called and advised repairs are not done - rescheduled the 12/28 inspection to 1/26
9/14/23 n/s 1;30pm light grey unit white trim

1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace

1.5 Living Room/Window Condition
window has black discoloration, repair

3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace

3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair

3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-12-27-23 Rescheduled the 12/29/23 inspection to 1/29/24 (manager requested additional time to make repairs)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

4.4 Other Rooms/Security
Remove key door locks from bedroom

1.1 Living Room/Living Room Present
JC-12-27-23 Spoke to the pm who called to advise they have a few managers on Vacation the the month of January and would like to move the inspection to Feb - moved to 2/1/24

1.1 Living Room/Living Room Present
PRE-CALL 510-890-5350

5.3 Secondary Rooms/Electrical Hazards
install GFI next to laundry sink

5.4 Secondary Rooms/Other Potential Hazardous Features
1. install co detector in basement

2. smoke detector inoperable, repair basement

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install up and downstairs

1.1 Living Room/Living Room Present
12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
1.1 Living Room/Living Room Present
12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.

1.1 Living Room/Living Room Present
12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign

2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.

3.1 Bathroom/Bathroom Present
1. GFI not working.

4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.

1.1 Living Room/Living Room Present
1. No show 1:25 pm. Gray house, gray trim, white fence. photo taken.

1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694

1.1 Living Room/Living Room Present
JC-12-29-23 Rescheduled the 1/5 inspection to 2/1 (the unit is being sold and the owner has emailed us proof to be reviewed as of 12/28/23)
CH-9-25-23 R/S from 10-2-23 to 10-23-23 owner said have to replace line there was a leak.have to get a contractor to replace

8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection, no PG&E service,

1.1 Living Room/Living Room Present
CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
GATE CODE #6111 - CALL TENANT AT 510-255-9956 IF NEEDED
JC-10-26-23 Tenant called to r/s the 11/14 inspection to 11/0 (pm gave authorization to r/s with tenant as needed).
10/05/23 no access gated community spoke with management unable to provide code or reach tenant on phone
8/29/23 no access,gated community

7/11/23 no access, gated community
SH-12-28-23 1:58pm no show. knocked/rang door bell, no answer. called number provided, no answer. tan unit, cream trim. black SUV parked in drive way.

2.4 Kitchen/Security
Patio door handle, broken and unable to lock, replace

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level, in common areas

1.1 Living Room/Living Room Present
9/29/2023 Owner called to reschedule. M.T. spoke with owner. Needs more time on the repairs. Moved from 10/5/2023 to 11/9/2023 9am-12pm.Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
Remove keyed entry lock

UNABLE TO INSPECT CENTER BEDROOM LEVEL 2, tenant to allow access for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock damaged, repair

Install turn knob on front door, remove double deadbolt locks
8.6 General Health and Safety/Interior Stairs and Common Halls
First floor common area smoke detector removed, replace

First floor CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-9-20-23 R/S from 9-21-23 to 11-9-23 owner just got back in town.
2.12 Kitchen/Sink
recaulk behind sink
2.8 Kitchen/Floor Condition
kitchen floor rear door threshold deteriorating/ sinking down. repair
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
window will not open and close as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property
1.1 Living Room/Living Room Present
SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior 415-279-4251
2.12 Kitchen/Sink
sink rusting/worn repair/replace
2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom
1.1 Living Room/Living Room Present
SH-12-28-23 2:45pm no show. knocked on door, no answer.

11/10/23 no show 9:12 am, white building/gray trim bottom unit

CH-10-4-23 owner call in said unable to get into unit to do repairs. tenant will not let him in
CH-9-18-23 R/S from 10-5-23 to 11-5-23 owner said tenant will not let him in to make repairs advise him this is will be the Final
JC-9-13-23 Spoke to the owner who called to advise he is having trouble with the tenant not allowing access and not paying rent. Advised we do not get involved in tenant/owner disputes. Owner will cb advised we can offer and extension. CH-8-29-23 R/S from 9-14-23 to 10-5-23 owner said not ready
6/19/23 no show 12:05 white building/ gray trim bottom unit
1.5 Living Room/Window Condition
remove excessive black discoloration
2.10 Kitchen/Stove or Range with Oven
oven door will not close as designed, repair/replace

2.12 Kitchen/Sink
cold water inop, repair
2.6 Kitchen/Ceiling Condition
excessive discoloration, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged. repair
3.12 Bathroom/Tub or Shower
1.recaulk around tub,excessive black discoloration

2. resurface tub, peeling
3.5 Bathroom/Window Condition
window has black discoloration, remove
4.5 Other Rooms/Window Condition
remove excessive black discoloration
4.7 Other Rooms/Wall Condition
closet door off hinges, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail on front porch staircase
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 11-30-23 to 11-20-23 owner said tenant leaving out of town
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install GFI hallway bathroom
8.7 General Health and Safety/Other Interior Hazards
install/replace common area co detector
1.1 Living Room/Living Room Present
CH 11-30-23 R/S from 12-5-23 to 12-28-23 owner has contractor doing the work should be done by the end of Dec advise him this is the last time to reschedule
CH-10-30-23 R.S from 11-14-23 to 12-5-23 owner states tenant is going out of the country
CH-8-23-23 R/S from 8-25-23 to 9-7-23 owner has dr appt Call 1Hr prior 415-497-8884
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair both bathrooms
1.1 Living Room/Living Room Present
JC-1-2-24 Owner called and advised the tenant is out of town. Rescheduled the 1/11 inspection to 1/25
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
1.1 Living Room/Living Room Present
pre-call 415-910-6852 (property manager called today 1/2/24 to request pre-call)
10/12/23 no access gated community phone no answer 3:18pm
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low pressure faucet (upstairs hall)
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one working carbon monoxide detector per level.

2. unit must have working common area smoke detector per level
1.1 Living Room/Living Room Present
pre-call 415-297-7510
JC-1/2/24 Owner called today to provide pre-call number explained it can only be used for a later inspection and not for todays.
4.10 Other Rooms/Smoke Detectors
INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
pre-call 510-828-8234
JC-10-31-23 Spoke to the owner who called and advised the tenant was waiting on 10/13 but indicated the inspector never showed up. Advised it was a missed inspection.
2.3 Kitchen/Electrical Hazards
replace deteriorating GFI outlet, buttons broken
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair
5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom
7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater
1.1 Living Room/Living Room Present
9/28/23 n/s unit not ready
2.11 Kitchen/Refrigerator
light inside inoperable, repair
2.12 Kitchen/Sink
Disposal not functioning.
3.12 Bathroom/Tub or Shower
tub handle/faucet hardwater pulling away from wall , repair
1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC
7.4 Heating and Plumbing/Water Heater
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace
1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair
3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair
6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair
7.4 Heating and Plumbing/Water Heater
install PRVP and run outside, safety hazard
1.1 Living Room/Living Room Present
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.1 Living Room/Living Room Present
CH-10-20-23 pre call 30 min prior 510-372-4173
8.7 General Health and Safety/Other Interior Hazards
1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)
1.1 Living Room/Living Room Present
10/12/23 unit not ready being remodeled throughout owner stated he asked for more time needs 3weeks
Pre call 30 min prior 415-568-1337
2.10 Kitchen/Stove or Range with Oven
oven inop/not working as designed, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
cover ventilation holes around base of house, tattered/missing screens
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer/INOP

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

missing downstairs

1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family

8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm

1.1 Living Room/Living Room Present
1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement

1.1 Living Room/Living Room Present
11/21/23 no show 1:32 pm blue house/honda van in driveway

2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.

3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.

3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

1.1 Living Room/Living Room Present
11/21/23 no show 1:36 pm green house/dog barking inside

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
tub peeling paint, replace/resurface tub

3.7 Bathroom/Wall Condition
closet door missing handle, repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

2. HWH safety straps loose, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. all three levels
1.1 Living Room/Living Room Present
CH-8-23-23 R/S from 8-28-23 to 9-22-23 owner said windows has not came in yet. Pre call 30 min prior 510-388-6708
1 HOUR PRE-CALL 510-388-6708
6/6/23 n access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
sink leaking and water damaged under sink, repair
1.1 Living Room/Living Room Present
1. 1/2/24: NS 2:50 PM
10/2/23 tenant stated inspection previously passed one month ago.
2.10 Kitchen/Stove or Range with Oven
1.Lf bruner inop,repair

2. venthood deteriorating, replace
2.3 Kitchen/Electrical Hazards
instal Gfi outlet, for safty
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
stove running constantly,repair
3.12 Bathroom/Tub or Shower
tub faucet dripping constantly,repair
3.13 Bathroom/Ventilation
ventilation fan inoperable,repair
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture not working as designed,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation around building
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from property
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
JC-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair

2.11 Kitchen/Refrigerator
light inop,repair

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.5 Bathroom/Window Condition
window will not stay up as designed ,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day.
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub

3.8 Bathroom/Floor Condition
tile loose in front of tub, repair

1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and requested a rescheduled for all 4 of his properties rescheduled from 1/5 to 1/30 to keep them on the same day

1.1 Living Room/Living Room Present
JC-1-4-24 Spoke to the owner and rescheduled the 1/5 inspection to 2/2 - owner advised the unit has been vacant since 2020 and they are still trying to locate a tenant to move in or determine if the should just sell the property. (Utilities are not on so the inspection will not pass)

8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.

1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.1 Living Room/Living Room Present
JC-1-4-24 Owner called and advised his contractor is booked and the tenant is out of town so he cannot complete repairs. Rescheduled to 2/2

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am

8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
1.1 Living Room/Living Room Present
1/4/24 no show 11:05 Heritage park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
1/4/24 no show 10:25 am Heritage Park apartments
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house
1.1 Living Room/Living Room Present
1/5/24 no access, precalled maintinece Leif, he told me he was not notified of an inspection, and needed to be rescheudled

Pre-call Maintenance Leif Melby 510-693-5168
pre-call tenant at 415-601-3693 if needed.
9/22/23 RESCHEDULED FROM 10/2/23 TO 11/9/23 DUE TO ONGOING PERMIT / UNIT LEGALIZATION ISSUES, PER CHRIS

Owner Sabine called to advise she feels like the tenant caused some of the damage/fails that were found. Additionally, she advised they are still waiting on a permit to install the heater and have been for 3 years. She will f/u as they may need to extend/reschedule the date.
Tenant lives in the back down the stairs
Special concerns: overgrown vegetation, no heater or working fireplace, washer/dryer inoperable, no mailbox.
1.4 Living Room/Security
patio screen tattered,replace
1.5 Living Room/Window Condition
window is missing screen and will not lock as designed,repair
1.6 Living Room/Ceiling Condition
excessive black discoloration, evidence of water damage,repair

1.7 Living Room/Wall Condition
excessive black discolration evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
3.5 Bathroom/Window Condition
install missing screen,for ventilation
3.7 Bathroom/Wall Condition
tile under bathroom window missing grout,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
patio door screen is tattered,repair/replace
4.8 Other Rooms/Floor Condition
bedroom carpet has exposed tack strips, repair
4.3 Other Rooms/Elecrtical Hazards
outlet loose,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of leaking around flue for wood burning stove,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch

2. front porch upstairs entry missing banisters,repair

3. stairway leading down to unit has loose railings and steps, repair, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light fixture missing,exposed wires, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
only heat for unit is a wood burning stove, install another heat source
8.10 General Health and Safety/Site and Neighborhood Conditions
1. outside outlet must be a Gfi outlet with cover, safty hazard

2. walkway outside front of unit has loose,missing boards and pavers, safty hazard,repair

3. cut and remove excessive overgrown vegetation on property, safety and fire hazard

4. install walkway lights for staircase leading down to unit, health and safty hazard

5. tenant needs there own mailbox in front of unit
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector upstairs

2. washing machine is inoperable,repair/replace
1.1 Living Room/Living Room Present
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,
1.1 Living Room/Living Room Present
1/5/24 no access, gated community, called all three numbers on call list
JC-1-9-24 Spoke to the owner who called and advised the tenant received a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm

PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
pre-call 415-430-8522

2.10 Kitchen/Stove or Range with Oven
stove LF burner missing drip pan. replace. with new drip pans, burner will not sit as designed in drip pan, safety hazard, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install combo detector in basement area.

1.1 Living Room/Living Room Present
1/5/24 no access, gate locked

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
outlet burned, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

3.3 Bathroom/Electrical Hazards
install GFi outlet

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed

3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair

1.1 Living Room/Living Room Present
1/4/23 no show 12:44 pm, Heritage Park apartments

8.8 General Health and Safety/Elevators
safety permit expired

8.8 General Health and Safety/Elevators
safety permit expired, repair

8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:47 pm Heritage Park apt
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, tenant refusal
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 1:24pm Heritage park apt
8.8 General Health and Safety/Elevators
safety permit expired
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.8 Living Room/Floor Condition
floor black,repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
1/4/23 not notified, no access
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
1/4/23 no show 2:23 pm Heritage park apt
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
JC-1-8-24 Owner called and advised she has a medical appointment on 1/18 rescheduled inspection to 1/25
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner wo called and advised the tenant will be available on the 26th. R/S the 1/12 inspection to that date.
1.1 Living Room/Living Room Present
JC-18-24 Spoke to the owner who called and advised the tenant just contacted him stating the heater does not work and he will be out of the country until 2/6. Rescheduled the inspection to 2/13
1.1 Living Room/Living Room Present
JC-1-8-24 Spoke to the owner and reviewed the fails.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

1.4 Living Room/Security
1. Closet door off track.
2. Carpet need to be replaced in all rooms.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

2.12 Kitchen/Sink
1. Water damage under the sink.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.12 Kitchen/Sink
1. Water damage underneath sink.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working.

1.1 Living Room/Living Room Present
1. Carpet need to be replaced in all rooms.

7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.

3.12 Bathroom/Tub or Shower
1. Peeling around tub.

4.4 Other Rooms/Security
1. Bedroom door damaged.

4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.

2.12 Kitchen/Sink
1. Garbage disposal not working.

4.5 Other Rooms/Window Condition
1. Install two screen on windows.

2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.

1.1 Living Room/Living Room Present
1. Under construction.

1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison

3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
1. Entry door jammed and damaged.
2. Replace carpet in all rooms.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter
3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair
1.1 Living Room/Living Room Present
1/9/24 no access, unit being worked on and tenant not home
2.12 Kitchen/Sink
garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlets
1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace
4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair
2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair
3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
1/9/24 tenant not notified, no access
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
2.5 Kitchen/Window Condition
remove excessive black discoloration from window
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage
3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
2.3 Kitchen/Electrical Hazards
install GFI outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.5 Kitchen/Window Condition
install screen for ventilation

7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

1.1 Living Room/Living Room Present
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison

1.4 Living Room/Security
Gaps around front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable

3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
downstairs closet door off track
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
1.4 Living Room/Security
1. Closet door off track.
3.4 Bathroom/Security
1. Hole in the door.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
1.4 Living Room/Security
1. Hallway closet door off track.
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated comminity
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
5.2 Secondary Rooms/Security
laundryroom door will not open, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
4.7 Other Rooms/Wall Condition
repair peeling paint
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector
2.4 Kitchen/Security
door leading to garage knob broken, replace
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture
3.12 Bathroom/Tub or Shower
remove rust from tub
3.5 Bathroom/Window Condition
remove excessive black discoloration
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic

JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
JC-1-12-24 Spoke to the property manager who called and requested a reschedule - repairs not done. Rescheduled to 2/2.
9/14/23 n/s 2:57pm off white unit black tesla in front of unit
2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
4.5 Other Rooms/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard

3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
1.1 Living Room/Living Room Present
1/12/24 no show light tan house/green trim
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair
1.3 Living Room/Electrical Hazards
light switch broken,replace
1.1 Living Room/Living Room Present
1/12/24 no show cream house,tile roof, pic
1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

1.1 Living Room/Living Room Present
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)

3.12 Bathroom/Tub or Shower
recaulk around tub

3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install

5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards

1.1 Living Room/Living Room Present
Inspection to be done at A312 instead

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.4 Bathroom/Security
Repair / replace damaged door frame

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

2.12 Kitchen/Sink
Disposal not functioning.

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
CH-11-22-23 Pre call owner 30 min prior 510-776-6322
9/7/23 tenant not notified of inspection

10//19/23 no access, language barrier
2.10 Kitchen/Stove or Range with Oven
disposal inop, repair
2.3 Kitchen/Electrical Hazards
install GFi outlets on sides of sink
2.8 Kitchen/Floor Condition
loose broken tile, replace
3.12 Bathroom/Tub or Shower
tub rusting/worn to metal, resurface tub
3.3 Bathroom/Electrical Hazards
1. light fixture rusting/deteriorating, replace

2. install GFi outlet
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detector
1.1 Living Room/Living Room Present
11/27/23 no show 10:52 am brown house/dogs/gray dodge ram truck in driveway

10/19/23 no show 10:27 am brown house, gray ream truck in driveway, dogs in backyard
3.7 Bathroom/Wall Condition
evidence of water damage and black discoloration,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair all heat sources must be operable
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level
3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration and recaulk both bathrooms

2. tub stopper hardware deteriorating, replace
3.3 Bathroom/Electrical Hazards
install GFI right of sink upstairs bathroom
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, both bathrooms
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
6.4 Building Exterior/Condition of Exterior Surfaces
install/replace screens around bottom of house for vents
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install cover on exterior dryer vent
1.1 Living Room/Living Room Present
1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
2.5 Kitchen/Window Condition
window screen tattered, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.4 Kitchen/Security
patio screen door off track, repair
1.1 Living Room/Living Room Present
1/15/24 no show 1:19 pm beware of dog sign , called owner no answer

11/27/23 no access, tenant not notified for inspection

CH-7-6-23 R/S from 7-10-23 to 7-31-23 owner out of town and she said tenant is out of town advise her this is the last reschedule we can give call 30 in prior 510-928-4688
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Faucet damaged/leakage.

2. Kitchen sink has a major leak.
2.13 Kitchen/Space for Storage, Prep and Serving
1. kitchen countertop loose, repair

2. cabinet under sink water damaged, repair
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. all outlets

2. ceiling fan inop
2.5 Kitchen/Window Condition
1.Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1. tub overflow valve, missing

2. tub faucet handle broken, repair
3.5 Bathroom/Window Condition
window lock latch broken, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
no access,door locked

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and side yard
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
2.5 Kitchen/Window Condition
install missing window screen
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
1.1 Living Room/Living Room Present
11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in
2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
1 hour pre-call 415-793-0652 - GATE CODE #3220
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. in common areas
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
GFCI outlet needed near water source

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI outlet needed near water source

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
clean yard(tenant) and cut overgrown vegetation(owner)

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs common area

1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway

2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
1/16/24 no show 11:31 , blue house

11/28/23 no show 11:16 am blue house

JC-10-25-23 spoke to the owner who called to advise he is not available on 10/27 r/s to 11/14.
3.12 Bathroom/Tub or Shower
Remove mold/mildew from rear bathroom shower enclosure.
4.4 Other Rooms/Security
Repair/replace damaged bedroom door.
8.7 General Health and Safety/Other Interior Hazards
1 or more smoke detectors missing batteries. repair/replace.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

9/7/23 no access tenant states not notified

CH-9-11-23 owner call in said no one show up on 9/8 Pre call 30 min prior 510-445-6649
2.12 Kitchen/Sink
faucet loose,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors of hinges,repair/replace
2.3 Kitchen/Electrical Hazards
light switch next to microwave not working as designed, repair
2.6 Kitchen/Ceiling Condition
ceiling has evidence of water damage, repair
3.12 Bathroom/Tub or Shower
1.tub sinking down and rusting, resurface/replace/repair tub

2. tub diverter not working as designed, repair/replace
3.4 Bathroom/Security
door frame damaged ,repair/replace
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.4 Other Rooms/Security
remove deadbolt lock from door, safety hazard
4.7 Other Rooms/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
bedroom window will not stay up as designed, repair/replace
4.8 Other Rooms/Floor Condition
floor deteriorating, replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window frames peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater turned off by Pg&e for safety reasons
8.3 General Health and Safety/Evidence of Infestation
evidence of bee infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
1. check electrical in unit per pg&e

1.1 Living Room/Living Room Present
1/16/24 no access, tenant not notified

11/28/23 no show 11:27 am top right exterior unit

10/23/23 no show 1:24 pm yellow building/ side unit

9/21/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install GFi outlet

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install railings on front staircase

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install in basement

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Bottom of cabinet under sink deteriorating repair

2.8 Kitchen/Floor Condition
Replace deteriorating floor

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

6.4 Building Exterior/Condition of Exterior Surfaces
Install screens on all vents around base of house

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Missing/inoperable common area smoke/co detectors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.

1.1 Living Room/Living Room Present
INSPECT 214 NEVIN AVE RICHMOND (NOT 220)
JC-11-7-23 Spoke to the owner who called and advised she does not own 220 Nevin Ave - confirmed the triplex is 212,214, and 216. Advised we would inspect 214.

2.10 Kitchen/Stove or Range with Oven
install grease screen for vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.6 Living Room/Ceiling Condition
cracking on ceiling, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.5 Living Room/Window Condition
window sill water damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk behind sink
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
light switch broken,repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe and run outside
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose , reset toilet
3.12 Bathroom/Tub or Shower
1. shower doors not secure freely swings safety hazard, repair

2. tub chipped, repair/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.12 Kitchen/Sink
install Gfi outlets, safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
install GFi outlet, safety hazard

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

3.3 Bathroom/Electrical Hazards
1. replace deteriorating light fixture

2. install Gfi outlet, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on door/building, , must be visible from street,

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable, repair

2. all burners must self-ignite

3.7 Bathroom/Wall Condition
towel bar missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
front of countertop tile deteriorating loose,missing grout. repair/replace

3.12 Bathroom/Tub or Shower
tub faucet knob loose, repair/replace

3.5 Bathroom/Window Condition
1. window loose, repair

2. install screen

7.4 Heating and Plumbing/Water Heater
install proper HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
install Co detector

1.1 Living Room/Living Room Present
CH-1-18-24 Pre call 30 min prior 415-676-8850
12/20/2023 Owner called in to reschedule. Stated tenant is not allowing her access to the unit for repairs. Owner spoke with Mariana and Mariana advised her this will be her FINAL RESCHEDULE. Inspection rescheduled from 12/22/2023 to 1/19/2024 1pm-4pm. Owner confirmed. Alison
11/6/2023 Owner called to reschedule. Spoke with Mariana. Tenant n/a and wants to be there for the next inspection. Requests for a Monday. Moved from 11/28/2023 to 12/11/2023 1pm-4pm. Owner will advise tenant.

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
install co detectors in common areas

1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
JC-1-18-24 Spoke to the pm who called and advised the tenant is not available 1/19 rescheduled to 1/26

4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.

8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.

1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
JC-1-18-24 Spoke to the owner who called and advised repairs are not done - requested to r/s the 2/1 inspection moved to 2/16

3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet

3.5 Bathroom/Window Condition
window frame black, repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlets, safety hazard
3.5 Bathroom/Window Condition
window will not stay up as designed, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
2.12 Kitchen/Sink
kitchen countertop/backsplash deteriorating, repair
2.8 Kitchen/Floor Condition
floor deteriorating, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove excessive debris from garage /backkyard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
1.4 Living Room/Security
1. Front door seal is deteriorating.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets, safety hazard
1.1 Living Room/Living Room Present
CH-11-1-23 Pre call 30 min prior 925-708-7907
4.3 Other Rooms/Elecrtical Hazards
light hanging down in master bedroom
1.1 Living Room/Living Room Present
11/30/23 no show light brown house, brown honda in driveway
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm

1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
1.1 Living Room/Living Room Present
1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
3.5 Bathroom/Window Condition
install screen downstairs master bathroom
5.3 Secondary Rooms/Electrical Hazards
install GFi outlet garage sink
8.6 General Health and Safety/Interior Stairs and Common Halls
install screen on upstairs hallway window
3.12 Bathroom/Tub or Shower
1. tub diverter knob broken, repair/replace

2. tub worn to metal, resurface/replace tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794
4.10 Other Rooms/Smoke Detectors
1. No smoke detector.
4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.
3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.
3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks

2.12 Kitchen/Sink
1. Low water pressure in sink.

1.1 Living Room/Living Room Present
1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
1/19/24 9:21 am, denied entry still sleeping. oranfe house.

12/5/23 no show 2:25 orange house/red shutters

1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

7.4 Heating and Plumbing/Water Heater
install HWH discharge line and run outside

1.3 Living Room/Electrical Hazards
cover light fixture in hallway

3.7 Bathroom/Wall Condition
wall peeling paint, repair

7.4 Heating and Plumbing/Water Heater
HWH discharge line must run outside

1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.

2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair

3.3 Bathroom/Electrical Hazards
replace rusting light fixture

3.5 Bathroom/Window Condition
window sill evidence of water damage, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
CH-12-15-23 R/S from 12-21-23 to 1-19-24
own said repairs not done Pre call 30 min priod 916-308-7888

10/3/23 light yellow house white trim spoke with owner he stated tenant was not notified
7/21/23 tenant not notified
SH-8-18-23 1:10pm no show. rang door bell, no answer. dog barking inside unit. Tan unit, white trim, black security gate.
1.4 Living Room/Security
door sweep pulling off,repair/replace
2.11 Kitchen/Refrigerator
replace, deteriorating/rusting/ health/safety hazard
2.3 Kitchen/Electrical Hazards
1/19/24 light inoperable, repair
3.5 Bathroom/Window Condition
1. window frame black discolration,repair

2.install missing screen
3.7 Bathroom/Wall Condition
wall cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
crawl space vent screens around house holes/deteriorating, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
8.7 General Health and Safety/Other Interior Hazards
floor sinking down in front of rear exit door to back/side yard, repair
1.1 Living Room/Living Room Present
12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection
1.1 Living Room/Living Room Present
CH-1-22-24 pre call 30 min prior 510-334-6961
CH-11-17-23 R/S from 12-7-23 to 1-5-24 owner said Fridays would be better

1/5/24 no show light tan house, cat in window 11:37am
1.1 Living Room/Living Room Present
Pre-call tenant Emily at 408-316-6203 PRE-CALL 510-374-8653
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detector in basement/garage
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps,
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace
3.3 Bathroom/Electrical Hazards
outlet loose, repair
4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard

4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access, no key
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

12/8/23 no access
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
JH-9-5-23 10:17am no show. no access not notified by LL of inspection. Yellow & green house.
1.4 Living Room/Security
gaps around front door allowing cold air inside, repair/weatherize door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath top of faucet handle is separating, repair/replace
3.12 Bathroom/Tub or Shower
hallway bath, caulk around tub
3.3 Bathroom/Electrical Hazards
master bathroom, light inoperable,repair
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
replace deteriorating venting screens around base of house, possible vermin entry

8.7 General Health and Safety/Other Interior Hazards
carpet on staircase and bedrooms, soiled/worn clean/replace carpet .
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Spoke to the owner who called and advised she has meetings on the 26th rescheduled the inspection to 1/30
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
JC-1-23-24 Owner submitted tenant refusal form. Cancelled inspection.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
JC-1-24-23 Spoke to the owner who called and advised repairs are not done and there has been delays due to his health. Rescheduled from 1/26 to 2/16 explained that would more than likely be the last rescheduled since the original inspection was in July. CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant will not be home please conduct inspection for exterior fail as that is the only fail item
10/10/23 light tan unit with blue trim phone/door no answer
9/7/23 owner provided proof unit C is Section 8, switched to unit A. Inspection fees will NOT be waived as owner failed to provide proof before 1st inspection of unit C
6.4 Building Exterior/Condition of Exterior Surfaces
install unit number on exterior surface,

1.1 Living Room/Living Room Present
JC101823 Owner called in and gave approval for the tenant to call and reschedule inspections if needed.
1.4 Living Room/Security
front door threshold loose, repair
1.8 Living Room/Floor Condition
1. flooring deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
1. recaulk around tub

2. overflow valve missing,install
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.8 Bathroom/Floor Condition
replace deteriorating flooring
4.3 Other Rooms/Elecrtical Hazards
1. light fixture has exposed wires,

2. light switch cover broken, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing over and onto house
1.1 Living Room/Living Room Present
CH-10-30-23 R/S from 11-27-23 to 1-26-24 owner is evicting tenant
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower

1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE
8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned
2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water knob on faucet broken, replace
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to
1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
pre-call 510-410-5000
9/14/23 n/s 1;30pm light grey unit white trim
1.4 Living Room/Security
Front door deteriorating/rusting health and safety hazard, repair/replace
1.5 Living Room/Window Condition
window has black discoloration, repair
3.3 Bathroom/Electrical Hazards
light fixture has excessive rusting/deterioration, replace
3.5 Bathroom/Window Condition
evidence of water damage/deteriorating, repair
3.7 Bathroom/Wall Condition
vanity mirror deteriorating/water damaged, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
12/5/23 no access, not notified

10/26/23 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
install an operable smoke detector in bedroom.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect electrical panel, provide access at next inspection.
1.1 Living Room/Living Room Present
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector
2.12 Kitchen/Sink
repair/ loose at base
3.8 Bathroom/Floor Condition
repair/ exposed tact stripping at threshold:posing cutting hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
repair smoked detector hanging from wires (hall)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
2.10 Kitchen/Stove or Range with Oven
hood range light/INOP
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
INOP
2.10 Kitchen/Stove or Range with Oven
hood range combo INOP
2.11 Kitchen/Refrigerator
replace missing handles
2.12 Kitchen/Sink
garbage disposal INOP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base
3.12 Bathroom/Tub or Shower
replace missing tub diverter
4.8 Other Rooms/Floor Condition
repair or replace/ carpet heavily stained with discoloration
2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob
2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug
3.12 Bathroom/Tub or Shower
repair/ toilet loose at base
3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling
1.1 Living Room/Living Room Present
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
oven light INOP
repair/ broken microwave handle
3.13 Bathroom/Ventilation
repair or replace/ loud knocking fan
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall showing signs of deterioration
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit with dark discoloration
2.12 Kitchen/Sink
check hot water pressure excessive shaking when activated and water gets hot dishwasher also makes loud knocking Nosie
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low water pressure
8.6 General Health and Safety/Interior Stairs and Common Halls
repair/ hallway closet doors off track
3.8 Bathroom/Floor Condition
repair/ large tare in vinyl flooring along tub
8.7 General Health and Safety/Other Interior Hazards
repair or replace/carpet throughout unit has large wrinkles posing tripping hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair/ patio wall peeling excessive paint
3.1 Bathroom/Bathroom Present
replace/ missing cabinet face on vanity
2.12 Kitchen/Sink
repair/ faucet loose at base
2.7 Kitchen/Wall Condition
repair/ black organic substance forming along seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/sink slow drain
3.12 Bathroom/Tub or Shower
repair/ shower head leaking water (master)
3.7 Bathroom/Wall Condition
repair/ black organic substance(hall)
3.8 Bathroom/Floor Condition
repair/ laminate floor peeling along tub (master)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
check low hot water pressure
2.10 Kitchen/Stove or Range with Oven
front left burner/inop
1.1 Living Room/Living Room Present
1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain (master)
3.12 Bathroom/Tub or Shower
repair or replace/ broken shower faucet;posing cutting hazard (master)

Replace tub diverter not working as designed (x2)
3.13 Bathroom/Ventilation
repair or replace/ loud knocking noise (hall)
2.10 Kitchen/Stove or Range with Oven
STOVE LIGHT not working
2.10 Kitchen/Stove or Range with Oven
Stove light switch broken repair
2.12 Kitchen/Sink
Faucet handle loose repair
4.4 Other Rooms/Security
Remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners must work - repair/replace
2.12 Kitchen/Sink
Caulking behind sink damaged - repair/replace
Dishwasher not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
Stove light not working properly- repair/replace
4.4 Other Rooms/Security
Remove key lock's from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Storage door damage very badly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Poach door damaged- repair/replace
1.8 Living Room/Floor Condition
Carpeting very bad -repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove light not working properly - repair/replace
2.12 Kitchen/Sink
Garage disposal not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
4.4 Other Rooms/Security
Remove key door locks from bedroom
1.1 Living Room/Living Room Present
PRE-CALL 510-847-8622
JC-1-30-24 Spoke to the owner who called and advised the tenant is not available for inspection today (owner left voicemail on 1/29 as well) contacted inspector and confirmed removed from todays route. R/S to 216
Tenant no show 12/22/2023 10;35am, door tag left on security door
1.1 Living Room/Living Room Present
JC-1-30-24 Spoke to the owner and rescheduled the 2/2 inspection to 2/16 (latest date available) owner to cb to move to a later date. Unit has been vacant since 2020, and he is currently trying to find someone to move in or may put on market.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
JC-8-21-23 Spoke to the owner who called and advised she is sick and does not have anyone to be there in her place. Rescheduled from 8/24 to 9/21.
2.10 Kitchen/Stove or Range with Oven
oven inoperable,repair
2.11 Kitchen/Refrigerator
light inop,repair
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.5 Bathroom/Window Condition
window will not stay up as designed ,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
pre-call 916-206-3685
JC-11-21-23 Spoke to owner and r/s from 11/27 to 1/5 (owner has multiple units scheduled on the same day)
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
3.12 Bathroom/Tub or Shower
tub peeling paint/,resurface tub
3.8 Bathroom/Floor Condition
tile loose in front of tub, repair
1.1 Living Room/Living Room Present
pre-call 916-206-3685
CH-9-18-23 R/S from 9-21-23 to 10-19-23 owner states tenant will not let him in when they are not there advise him this is the final R/S
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200.
Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid

1.1 Living Room/Living Room Present
11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.12 Kitchen/Sink
kitchen sink leaking,repair

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

1.1 Living Room/Living Room Present
1/30/24 no access, owner states unit is no longer being rented, going up for sell

SH-12-28-23 2:28pm no show. no access. spoke with owner who stated that she called and cancelled inspection.

11/9/23 no entry owner said she was selling the place

CH-10-5-23 R/S from 10-6-23 to 11923 owner is going to re-modele bathroom and kitchen
JC-9-1-23 MT spoke to the owner who called and requested an extension for the kitchen repairs.
CH-6-30-23 R/S from 7-7-23 to 7-25-23 owner son has Dr appt
CH-6-7-23 R/S from 6-8-23 to 7-7-23 poke with owner said tenant is out of the country Call 30 min prior
415-279-4251

2.12 Kitchen/Sink
sink rusting/worn repair/replace

2.3 Kitchen/Electrical Hazards
lights out in kitchen,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1.faucet dripping constantly upstairs hallway bath

2. caulk atound sink downstairs bathroom

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self ignite,

3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi

3.8 Bathroom/Floor Condition
flooring is pulling up in front of tub, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line that runs outside. discharge line is missing

8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair

1.1 Living Room/Living Room Present
PRE-CALL 510-390-6060

5.2 Secondary Rooms/Security
laundryroom door will not open, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

1.1 Living Room/Living Room Present
JC-1-31-24 Spoke to the tenant who advised she moved in 12/23 but has had issues with the unit over the last 30 days that she did not bring up to the inspector when it passed on 1/29/24. Explained we cannot schedule an inspection at this time as she indicated the management is aware of the issues but advised the parts and heaters that they ordered are on back order.

1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier

2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.

4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.

8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

2.4 Kitchen/Security
Repair / replace deteriorating door

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair

1.1 Living Room/Living Room Present
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
11/20/23. No show white triplex house, front unit

2.10 Kitchen/Stove or Range with Oven
all burner must self ignite

1.1 Living Room/Living Room Present
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
2/1/24 no show 10:44 am gray building
JC-2-6-24 Spoke to the tenant David who called and advised there is a leak in the roof, but the owner is refusing to fix it.

12/28/23 10:30 am no show gray and white unit.
JC-12-22-24 Received third request via email to reschedule the 12/28 inspection. Responded to Medhi and asked if they managed the property - no response. Repairs are not done per last update.
tenant calls in on 10/17/23 (original re-inspection date) advise we received a request from the city to push the inspection to November.
JC-10-11-23 (DO NOT ADVISE TENANT) R/s per owner email request pending eviction hearing with tenant/repairs are not done.
Special concern: water damage, holes in various places, mold, damage under kitchen sink, check windows
JH-9-26-23 12:02pm no show.

1.6 Living Room/Ceiling Condition
ceiling cracking,repair
1.7 Living Room/Wall Condition
1. livingroom walls cracking, and hallway wall damaged, repair
1.8 Living Room/Floor Condition
carpet in livingroom/staircase black/worn/soiled deteriorating replace
2.10 Kitchen/Stove or Range with Oven
ventilation fan rusted/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop cracked,buckled,deterioating, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safty hazard
2.7 Kitchen/Wall Condition
wall behind sink and under sink,exsessive black discoloration,evidence of water damage
2.8 Kitchen/Floor Condition
replace deteriorating floor
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet dripping constantly,repair (upstairs)
3.12 Bathroom/Tub or Shower
hole in shower enclosure,repair/repalce
3.13 Bathroom/Ventilation
ventilation fan pulling down and full of dust,repair (downstairs)
3.7 Bathroom/Wall Condition
1. wall behind sink and above tub/shower water damaged,repair (downstairs)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
outlet for washing machine loose,missing coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
1.wall behind water heater black discoloration,repair

2. ceiling in garage has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1.hot water heater missing earthquake safty straps

2. Wtr. Htr. = Missing Pressure Release valve/discharge pipe.
1.1 Living Room/Living Room Present
2/1/24 no access, spoke to owners daughter who stated unit is not a rental, she lives in unit

12/28/23 - Called owner at 9:08 am for 30 minute contact before inspection. Left a message. Arrived at 10:15 am no entry locked gate. Photo taken.
CH-10-24-23 R/S from 11-13-23 to 11-28-23 owner will be out of town Pre call 30 min prior gate locked 415-571-7547
8/21/23 no show 1:31 pm white house/green trim gate locked, beware dog sign
2.10 Kitchen/Stove or Range with Oven
1. All burners must self work as designed.
2. Light on vent hood not working.
3.1 Bathroom/Bathroom Present
1. GFI not working.
4.4 Other Rooms/Security
No access to bedroom. Keyed entry locked. Owner must provide access to rooms.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
1.1 Living Room/Living Room Present
2/1/24 no show 10:15 am gray house/white trim

12/28/23 9:19 am no show. Gray and White two story house.

10/20/23 no access, tenant not notified of inspection

9/08/23 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
CH-10-11-23 Pre call 30 min prior 510-334-7862

4.10 Other Rooms/Smoke Detectors
INOP Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/2/24 - no show 12:03 pm gate closed with dog, no access to front door.
11/21/23 no access, needs to rescheudle, tenant dealing with a death in family
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
8.10 General Health and Safety/Site and Neighborhood Conditions
10/12/23 unable to gain access dog in front yard no contact info provided 2;39pm
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms
1.1 Living Room/Living Room Present
2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise
1.1 Living Room/Living Room Present
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
1.1 Living Room/Living Room Present
please call 415-676-8850 upon arrival
11/28/23 no show, called owner no answer
JC-12-22-23 Spoke to the owner and advised the inspector went to the unit and sent pictures. Her dad was waiting in his car outside the unit, but there was no one inside. Notated the number above so that they can receive a call next time.
9/21/23 no access,
JC-12-8-23 MT Spoke to the owner who originally called and requested that the 11/28 inspection be r/s to 12/22 but it was not done in error. r/s that inspection to the correct date owner will not be charged for 11/28

No show 12/22/2023, 11:50 am pre call list not sent to inspector
7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detectors

2. install common area co detectors

1.1 Living Room/Living Room Present
JC-2-2-24 MT spoke to the owner who called and advised they cannot be present on 2/15 due to work. Rescheduled 2/29
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off

1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
10/26/23 no show 10:17 am cream house/green trim

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in 1/2 bathroom.

3.3 Bathroom/Electrical Hazards
replace hallway bathroom outlet with a GFCI outlet.

2.3 Kitchen/Electrical Hazards
ceiling fan wobbling , repair/replace, safety hazard

2.6 Kitchen/Ceiling Condition
cracks on ceiling, repair

5.2 Secondary Rooms/Security
install deadbolt on laundryroom exit door, safety hazard

1.1 Living Room/Living Room Present
9/14/23 n/s 2:57pm off white unit black tesla in front of unit

2.11 Kitchen/Refrigerator
light inside refrigerator inop,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation,backyard

1.1 Living Room/Living Room Present
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24 - . Were not waiving the re-inspection fees. Owner would like to speak with a sup.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.3 Living Room/Electrical Hazards
install cover on light fixture
1.1 Living Room/Living Room Present
2/2/24 unit is not real, does not exist

1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.1 Living Room/Living Room Present
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
Please call tenant upon arrival 901-553-9825
JC-2-9-24 Spoke to the tenant who called and advised the inspector never showed to the previous dates the owner advised her of. Explained he was not able to access the gated community, notated he number for future inspections.
2/2/24 no show, gated community

1/11/24 no access, gated comminity
1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit
1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.1 Living Room/Living Room Present
1/11/24 no access, owner present, tenant did not open door
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage

3.12 Bathroom/Tub or Shower
recaulk around tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface

2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace

4.4 Other Rooms/Security
bedroom door off hinges, repair

4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace

4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens

8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris

2.12 Kitchen/Sink
faucet broken/leaking, replace

8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)

1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home

8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1.Patio deck has loose/deteriorating boards, repair/replace

2. Patio electrical outlet and coverplate loose, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace

2.10 Kitchen/Stove or Range with Oven
burners not sitting in drip pans as designed, repair, safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfinished repair.

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet loose, reset toilet (hallway)

4.6 Other Rooms/Celing Condition
Ceiling peeling, repiar

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

4.4 Other Rooms/Security
no access to bedroom, owner must provide access at next inspection.

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Front hallway bath toilet seat broken, replace

3.12 Bathroom/Tub or Shower
master bath shower doors have excessive black discoloration , repair

7.4 Heating and Plumbing/Water Heater
Install Hot water heater earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
Front common area Co and Smoke detectors missing, install
1.4 Living Room/Security
Patio door/screen hard to open, repair
1.7 Living Room/Wall Condition
Wall around patio door evidence of water damage and leaking, repair
2.5 Kitchen/Window Condition
Install missing screen
3.12 Bathroom/Tub or Shower
Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface

Master bath 1. Shower enclosure chipping paint, repair
4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom wall peeling paint around fuse box, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bath toilet seat deteriorating/worn, replace
3.12 Bathroom/Tub or Shower
Hallway bath tub diverter not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
stove burners not connected, repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
1.4 Living Room/Security
1..Front door knob will not lock.

2. patio door will not lock as designed

3. front door frame rusting
1.8 Living Room/Floor Condition
Livingroom floor damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawer door.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, repair/replace/resurface
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair

4.5 Other Rooms/Window Condition
window frame peeling paint, repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, black discoloration and peeling paint, repair.
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
2.11 Kitchen/Refrigerator
Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard
3.12 Bathroom/Tub or Shower
master bath shower enclosure evidence of leaking, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
remove black discoloration from freezer/fridge
3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair
4.6 Other Rooms/Celing Condition
repair holes on ceiling
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
patio screen missing, install
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
4.4 Other Rooms/Security
no access, door locked
7.4 Heating and Plumbing/Water Heater
1. no access to water heater, blocked
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
outlet under walkup bar inop, replace can not use

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean and organize
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter on patio, clean /organize patio
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)

8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around waterheater, safety hazard
1.4 Living Room/Security
patio screen off track,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.5 Other Rooms/Window Condition
window frame remove black discoloration
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
faucet knob broken,replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater,safety hazard (tenant)
8.7 General Health and Safety/Other Interior Hazards
1.. unit has unsanitary conditions, clean/organize unit

2. hallway smoke detector missing,install
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
install Gfl left of sink
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install

8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
JC-2-6-24 Spoke to the owner and rescheduled from 2/16 to 2/29 - tenant and owner not available.
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant has a death in the family. rescheduled the inspection from 2/6 to 2/16.
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC--2-6-24 Spoke to the pm who called and advised the tenant is sick. rescheduled the inspection from 2/6 to 2/16.
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater pipes have corrosion, repair
8.7 General Health and Safety/Other Interior Hazards
unable to perform inspection due to PGE being off
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present. repair/replace
3.3 Bathroom/Electrical Hazards
install GFI hallway bath
3.7 Bathroom/Wall Condition
1.wall around shower head has unfinshed repair, finish repair

2. wall next to shower enclosure water damaged,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly hallway bath
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
remove black discoloration from tub enclosure
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
unable to perform full inspection due to no PGE, all utilities must be operable
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking
2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. vent light on microwave inop, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. light flickering, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
1. washing machine not draining as designed, repair (laundry)

2. floor sinking down in dining area, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
1.8 Living Room/Floor Condition
carpet ripped at entry to livingroom/exposed tackstrip, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
shower door has excessive black discoloration, repair/replace master bath
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken,replace
7.4 Heating and Plumbing/Water Heater
1. water heater leaning,repair

2. install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway hanging down,repair
1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,
JC-2-7-24 Spoke to the owner and rescheduled the 2/13 inspection to 2/29 tenant is not available.
CH-1-3-24 Pre call pm 30 min prior 415-425-8277
1.1 Living Room/Living Room Present
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the owner and rescheduled the 2/26 inspection to 2/29 due to the tenants work schedule
12/1/23 no access, owner present, tenant changed locks
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace
2.4 Kitchen/Security
install door sweep on bottom of door large gap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace
1.1 Living Room/Living Room Present
2/7/24 proof received unit is Section 8.
1/18/24 No show 12;15 p.m. tan building.
12/7/23 no show tan building 1:40 pm
1.1 Living Room/Living Room Present
JC-2-7-24 Spoke to the manager who called and requested to reschedule the 2/8 inspection (tenant is sick) moved to 2/29
3.12 Bathroom/Tub or Shower
master bath: shower enclosure has excessive black discoloration.

hallway bath: tub enclosure has excessive black discoloration. repair
3.3 Bathroom/Electrical Hazards
hallway bath:1.light/fan switch not working as designed, repair

2, light fixture rusting, replace

3.6 Bathroom/Ceiling Condition
hallway bath ceiling water damaged, repair
4.7 Other Rooms/Wall Condition
wall under window water damaged, reppair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the 2/6/24 inspection to 2/13 (inspector did not complete inspection on 2/6 due to emergency)
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
3.7 Bathroom/Wall Condition
remove black discoloration master bath
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.4 Living Room/Security
patio door has black discoloration, remove
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)
2.3 Kitchen/Electrical Hazards
install GFI right of stove
3.13 Bathroom/Ventilation
ventilation fan loud, not working as designed,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
JC-2-7-24 Rescheduled the inspection from 2/6 to 2/13 (inspection was not completed on 2/6 due to an inspector emergency)

1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage
4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1.1 Living Room/Living Room Present
JC-2-8-24 Spoke to the owner and rescheduled the 2/13 inspection to 3/4.
1/12/24 no access, tenant not notified
2.12 Kitchen/Sink
1. faucet leaking from base of neck, repair,

2. faucet hard to turn, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
7.4 Heating and Plumbing/Water Heater
1. Flue not connected/installed as designed

2. install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cover missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath vanity facia deteriorating, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure has excessive black discoloration ,repair

2. low water presssure
3.7 Bathroom/Wall Condition
wall next to shower enclosure has evidence of water damage, repair. (master)
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, manager states inspection rescheudled,
2.10 Kitchen/Stove or Range with Oven
clean oven/stove
2.11 Kitchen/Refrigerator
No Refrigerator in Unit.
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around HWH
8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
4.5 Other Rooms/Window Condition
dresser blocking window, no eggress, fire hazard. move
8.7 General Health and Safety/Other Interior Hazards
co detector inop
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace

3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.3 Living Room/Electrical Hazards
Light at entryway flickering,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
3.12 Bathroom/Tub or Shower
hallway bath shower fixture rusting
3.3 Bathroom/Electrical Hazards
hallway bath light fixture rusting, repair
3.4 Bathroom/Security
hallway bath door frame peeling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
laundryroom door frame peeling, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom: dryer inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
master bath shower enclosure and shower door excssive black discoloration, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap loose. repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

7.4 Heating and Plumbing/Water Heater
install Earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch exterior light inop,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black
7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.6 Other Rooms/Celing Condition
evidence of water damage ,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line can not have positive pitch, repair
8.3 General Health and Safety/Evidence of Infestation
evidenc eof spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection
2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison

2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs.
Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
1.1 Living Room/Living Room Present
PRE-CALL 510-932-4894
jc-2-9-24 Spoke to the owner and rescheduled the 2/15 inspection to 3/4- owner not available.
1/12/24 no access, language barrier
1.1 Living Room/Living Room Present
JC-2-9-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/1 - unit is still under renovation
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining

1.6 Living Room/Ceiling Condition
evidence of unfinished repair, from previous water damage
2.3 Kitchen/Electrical Hazards
1. light switch cover cracked, replace.

2. install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.4 Bathroom/Security
door frame rusting,repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. large gaps above exterior of patio door, repair

2, patio screen door tattered, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2, HWH discharge line must drain outside

3. HWH closet door frame deteriorating, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loo water pressure ,repair
3.3 Bathroom/Electrical Hazards
GFi will not test/reset , repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood top railing at top of staircase, deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
co detector inop, repair
1.1 Living Room/Living Room Present
2/9/24 no access, no key
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
unfinished repair of previous water damage, all repair must be completed

2.3 Kitchen/Electrical Hazards
install GFi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repair must be completed
7.4 Heating and Plumbing/Water Heater
no access
2.10 Kitchen/Stove or Range with Oven
burners not working as designed, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.7 Bathroom/Wall Condition
towel bar pulling down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
check bottom staircase, excessive cracking ,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop, repair
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed,repair
2.12 Kitchen/Sink
faucet handle not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
staircase wood top failing rotten/deteriorating, repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head cap missing, repair
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
3.12 Bathroom/Tub or Shower
1. shower head missing

2. tub diverter not working as designed
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
4.5 Other Rooms/Window Condition
window cracked, repair

6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove flammable items from WH closet
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
1.outlet broken in dining area.

2. install GFi right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink rusting and has low water pressure, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle peeling/deteriorating, replace
3.12 Bathroom/Tub or Shower
1. tub peeling paint, repair

2.shower handle leaking,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing wood deteriorating, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
backing up when disposal is on, not draining as designed, repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damage, repair

3. WH closet door/frame deteriorating, repair
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.12 Kitchen/Sink
Disposal not functioning.
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.12 Bathroom/Tub or Shower
tub peeling, repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
1.microwave door handle broken, replace

2. install vent cover on microwave
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub faucet pulling from wall, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer knob missing,install
2.5 Kitchen/Window Condition
remove excessive black discolration
3.12 Bathroom/Tub or Shower
towel bar pulling down, repair
4.3 Other Rooms/Elecrtical Hazards
outlet inoperable, repair
4.5 Other Rooms/Window Condition
window sill deteriorating, repair
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating, replace/repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
no access to water heater

2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
1.3 Living Room/Electrical Hazards
outlet on wall under kitchen bar, inoperable, repair
1.7 Living Room/Wall Condition
wall has evidence of water damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
remove black discoloration from window sill
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFi left of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
2.10 Kitchen/Stove or Range with Oven
install drip pans, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.7 Bathroom/Wall Condition
repair wall, damaged
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
shower knob pulling off, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.

8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED SPOKE WITH MARIANA REQUEST TO RESCHEDULE. CARPET IS NOT DONE. RESCHEDULED FROM 2/13/2024 TO 3/1/2024 1PM-4PM (PER JEN THIS IS THE FINAL RESCHEDULE) DO NOT RESCHEDULE FOR ANY REASON. M.T.
PRE-CALL 707-567-0747
CH-10-6-23 owner call in said inspector never gave pre call and she missed work for the inspection advise her it fail she said not going to fix the fails until she meets with inspector on the re-inspection
CH-9-20-23 R/S from 9-22-23 to 105-23 owner said tenant can not get off work Pre call 30 min prior 707-567-0747
8/15/23 no access, owner present tenant wasnt home

7/28/2023 Owner called in to reschedule. Not able to reach the tenant and owner is n/a. Owner will be on vacation the week of 8/7/2023. Moved from 7/31/2023 to 8/15/2023 1pm-4pm. Owner will advise tenant of new date and time. Alison
JC-7-10-23 Spoke to the owner who called and advised she is sick /requested to reschedule the 7/11 inspection - moved to 7/31/2023

1.8 Living Room/Floor Condition
(1)repair or replace/ carpet has large winkles with large tares next to tv & Livingroom/hallway threshold

(2) repair or replace/carpet heavily stained throughout living room

2.10 Kitchen/Stove or Range with Oven
repair/ all burners must self ignite

2.4 Kitchen/Security
repair/ large hole in upper cabinet doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ hallway bathroom toilet loose at base

3.12 Bathroom/Tub or Shower
resurface or replace/ top surface layer has excessive deterioration/discoloration (hall)

3.13 Bathroom/Ventilation
repair/ excessive debris build up on fan

3.6 Bathroom/Ceiling Condition
repair/ excessive black organic substance forming

4.3 Other Rooms/Elecrtical Hazards
repair/ closet light INOP (Right Br)

4.8 Other Rooms/Floor Condition
repair/ large tare in carpet underneath doorway with large wrinkles in room (left)

4.10 Other Rooms/Smoke Detectors
install missing smoke detector. (Left BR)

7.2 Heating and Plumbing/Safety of Heating Equipment
(1) repair/ double sided wall heater not secure to wall (hall/Livingroom)

(2) heater INOP

1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601

2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door

8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level
1.1 Living Room/Living Room Present
10/30/23 no show/no entry 11:45 am, maintenance with me
1.8 Living Room/Floor Condition
carpet bunching up, safety hazard, repair
4.6 Other Rooms/Celing Condition
evidence of water damage,repair
4.8 Other Rooms/Floor Condition
carpet bunching up, safety hazard, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater ,tenant items blocking door
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
4.4 Other Rooms/Security
door knob missing,install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top staircase railings deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.1 Bathroom/Bathroom Present
hallway bath has a strong foul odor, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
3.12 Bathroom/Tub or Shower
shower handle hard to pull on, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration and water damage

2. install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
check for bug/worm infestation in laundryroom
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access, tenant not home
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.6 Living Room/Ceiling Condition
excessive water damage, repair
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.12 Kitchen/Sink
dishwasher not working as designed, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
1.1 Living Room/Living Room Present
12/14/23 not notified

11/02/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.7 Living Room/Wall Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater cover off, install
1.1 Living Room/Living Room Present
10/30/23 no access loose cat
1.6 Living Room/Ceiling Condition
sprinkler has tape on it
8.7 General Health and Safety/Other Interior Hazards
livingroom has unfinished repair to livingroom, all repairs must be finished
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable,repair
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. replace oven temp knob, can not read temps

6.4 Building Exterior/Condition of Exterior Surfaces
unfished repair to building must be completed
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety staps.
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
2.3 Kitchen/Electrical Hazards
Install GFi outlet right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry tenant not home,locks changed
2.3 Kitchen/Electrical Hazards
install GFI right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on top of water heater has excessive corrosion, remove
8.1 General Health and Safety/Access to Unit
install common area co detector
2.3 Kitchen/Electrical Hazards
1. GFI right of sink will not test/reset, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.10 Kitchen/Stove or Range with Oven
remove foil, replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.4 Living Room/Security
patio door will not lock,repair

7.4 Heating and Plumbing/Water Heater
1. remove personal items from around water heater(tenant)

2. install eartquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
JC2-13-24 Rescheduled the 2/26 inspection to 3/4 (owner or rep may call in to request more time) spoke to inspector whose wife provides care for the owner. The owner is on her 90s,but needed more time to make repairs.
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
1.1 Living Room/Living Room Present
JC-2-13-24 Spoke to the owner and rescheduled the 2/16 inspection to 3/4 (unit has been vacant since covid owner has not been able to find a tenant but is working on it) explained this would be one of the last reschedules. We will need to determine a unit status.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
1/12/24 no show 1:57 pm brown house/cream garage, pic
JC-2-13-24 Spoke to the owner and rescheduled the 1/25 inspection to 2/16 - tenant needs afternoon. Owner originally requested an inspection from 3-4pm. Advised that is not possible.
JC-1-12-24 Spoke to the tenant who called and advised he has been home all day. Confirmed with the inspector that the inspection was missed. Tenant advised he is going to tell the owner it was a no show on the inspectors part despite the information I gave him.
1.1 Living Room/Living Room Present
1/15/23 no show 10:35 am , gold house, pic

JC-2-13-24 Spoke to the owner who called and advised his brother who co-owns rentals with his occupies this unit. Explained they were supposed to send proof last year so that we could cancel the inspection and select another unit at random. Owner will send proof. Rescheduled the 2/15 inspection to 3/1
JC-12-7-23 OWNER ADVISED HE OCCUPIES THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater
7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair
3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
2.10 Kitchen/Stove or Range with Oven
1. Need ventilation in kitchen over the stove.
2.3 Kitchen/Electrical Hazards
1. GFI at kitchen sink needed.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector not working in common area downstairs.
2. Smoke detector not working in bedroom downstairs.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater not working need to be repaired.
2.10 Kitchen/Stove or Range with Oven
1. Stove left eye not working.
3.3 Bathroom/Electrical Hazards
1. Bathroom need GFI switch.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector needed in common area.
3.12 Bathroom/Tub or Shower
1. Wood deteriorating around the top of the bath tub. Need replacing.
3.6 Bathroom/Ceiling Condition
1. Mold and cracking in the master bathroom ceiling.
7.4 Heating and Plumbing/Water Heater
1. Water heater need straps.
1.1 Living Room/Living Room Present
11/13/23 no show 1:41 pm red house/white trim, locked gate

JC-10-6-23 Owner called and spoke to MT - requested a r/s due to being sick. Moved from 10/10 to 10/23
2.10 Kitchen/Stove or Range with Oven
1. Install electric plug behind the stove.
4.4 Other Rooms/Security
1. Install new exterior door at the rear entrance.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Install heating source for bedrooms (electric base boards).
7.4 Heating and Plumbing/Water Heater
1. Install two metal straps to secure hot water heater.
8.4 General Health and Safety/Garbage and Debris
1. Remove wood debris from backyard.
3.12 Bathroom/Tub or Shower
1. Remove old caulking in the tub due to mold and replace with new caulking.
3.5 Bathroom/Window Condition
1. Window in bathroom has mold and need to be removed.
2.3 Kitchen/Electrical Hazards
install Gfi right of sink.
7.4 Heating and Plumbing/Water Heater
install HWH eartquake safety straps
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
3.12 Bathroom/Tub or Shower
tub peeling,repair
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of spider infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8

12/15/23 no access, tenant not home

11/3/23 no access, no entry
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/13/24 no access, no key

11/3/23 no access, tenant was leaving as we arrived, wants inspection rescheudled
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.12 Bathroom/Tub or Shower
hallway bath shower handle leaking water
3.3 Bathroom/Electrical Hazards
GFI will not test/rest, replace
3.7 Bathroom/Wall Condition
master bath wall peeling paint,repair
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.1 General Health and Safety/Access to Unit
tenant told me her mother was sick in other bedroom half-way trough inspection, must completete inspection at re-inspection
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting hallway bath, resurface
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
2.10 Kitchen/Stove or Range with Oven
install GFI right of sink
2.12 Kitchen/Sink
dishwasher leaking from air gap
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
install HWH eartqiake safety straps
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1.water heater flue not connected as designed,repair

2. install HWH eartquake safty straps
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.3 Kitchen/Electrical Hazards
install GFI outlet right of sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet door frame rusting, and closet has black discoloration inside
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.12 Kitchen/Sink
faucet leaking, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub has black discolortion
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
wall has black discoloration,repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters clogged,repair
7.4 Heating and Plumbing/Water Heater
1. HWH flue not connected as designed, repair

2. install HWH earthquake safety straps

3. HWH closet water damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
8.7 General Health and Safety/Other Interior Hazards
unit has clutter,
2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.3 Bathroom/Electrical Hazards
GFI hallway bath will not test/rest
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. railing at top staircase deteriorating/rotting and rusting, repair/replace

2. patio railing rotting/deteriorating, replace/repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.7 Living Room/Wall Condition
wall next to patio door has black discoloration,repair
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper broken ,repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH drain line can not have positive pitch , repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
1.8 Living Room/Floor Condition
flooring has exposed tackstrip at entry to kitchen,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
1. no access tenant items blocking
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.6 Living Room/Ceiling Condition
hole on ceiling, repair
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
GFI will not test/reset, replace
4.6 Other Rooms/Celing Condition
hole on ceiling,repair evidence of water damage

4.7 Other Rooms/Wall Condition
evidence of water damage.repair
6.4 Building Exterior/Condition of Exterior Surfaces
unfinished repair to building, finish repair to building
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet door deteriorating,repair

3. remove black discoloration from HWH closet
2.10 Kitchen/Stove or Range with Oven
1. remove foil from stovetop fire hazard(tenant)
2.12 Kitchen/Sink
Disposal not functioning.
3.3 Bathroom/Electrical Hazards
light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
laundryroom light inoperable, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater, fire hazrd. (tenant)
1.8 Living Room/Floor Condition
carpet at entry to kitchen has exposed tack strip
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.12 Kitchen/Sink
install GFI left of sink
5.4 Secondary Rooms/Other Potential Hazardous Features
repair hole wall in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio/porch light inoperable, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install CO detector
2.12 Kitchen/Sink
Disposal not functioning.
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
Please call tenant at 510-200-4466 for access
JC-2-14-24 Spoke to the property manager who called and requested to reschedule the 2/16 inspection. Tenant not available, moved to 3/11.
1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026
2/13/24 1: 20 p.m. no show. Blue and white house.
JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but would notate one for the 29th.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)

4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)
1.1 Living Room/Living Room Present
2-14-24 pre-call 510-680-3026

JC-2-14-24 Spoke to the manager and moved the 3/7 inspection to 2/29 - manager advised the tenants were waiting and they requested a pre-call at the start of this inspection cycle. Advised I do not see a pre-call, but 2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.
1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace
2.3 Kitchen/Electrical Hazards
install GFI outlet
3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet
3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
2/15/25 No show 11:20 am. no access to unit. Maintenance could not locate key.
9/28/23 n/s unit not ready

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2/23 vanity cabinet water damage on bottom.
bottom of vanity cabinet water damaged, repair

5.3 Secondary Rooms/Electrical Hazards
fan inoperable in laundryroom

7.4 Heating and Plumbing/Water Heater
safety cover missing in front of water heater

1.1 Living Room/Living Room Present
2/15/24 no show 11: 15 am maintenance states not a real unit.
11/16/23 not a real unit, check with city

9/28/23 n/s wrong information provided #3301 not on site

1.1 Living Room/Living Room Present
Tenant left voicemail 9/27/23 advising the manager posted notice on her door for the 9/29 inspection but she is on s8. Called tenant back and left a detailed message explaining she will need to have the pm/owner call to report the unit is s8 to have the inspection cancelled/select another unit to be inspected. -JC

7.4 Heating and Plumbing/Water Heater
2/15/24 - still not fixed.
1. 1/2/24 PRVP not properly installed. must drain outside, safety hazard .
2. 1/2/24 safety straps loose.
1. PRVP not properly installed, must drain outside, safety hazard

2. safety straps loose, repair/replace

1.1 Living Room/Living Room Present
1/2/24 no show 9:33 am.

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. microwave door broken, replace/repair

3.12 Bathroom/Tub or Shower
tub handle/faucet pulling from wall, repair

6.3 Building Exterior/Condition of Roof and Gutters
gutter downspout not connected in front of unit, repair

7.4 Heating and Plumbing/Water Heater
2/15/24 not fixed.
install PRVP and run outside, safety hazard

1.1 Living Room/Living Room Present
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
PRE-CALL OWNER 510-798-3841

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.2 Other Rooms/Electricity/Illumination
Replace damaged light switch cover

1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim

3.6 Bathroom/Ceiling Condition
Repair bubbling/peeling paint
4.3 Other Rooms/Elecrtical Hazards
Replace broken receptacle located between windows in bedroom
5.3 Secondary Rooms/Electrical Hazards
Replace damaged cover plate in laundry room

Replace missing cover plate in garage

Right outlet in garage has open grounds, repair or convert to two prong receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Outlet left of bedroom door on level 2 has cracked receptacle, replace
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
2/16/24 no show 2/16/24 no show 9:37 am pic

11/21/23 no show 1:32 pm blue house/honda van in driveway
2.3 Kitchen/Electrical Hazards
1. Need to install GFI outlet.
3.12 Bathroom/Tub or Shower
1. Mold around upstairs bathroom tub.
3.3 Bathroom/Electrical Hazards
1. Both bathrooms need to install GFI outlets.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
1.1 Living Room/Living Room Present
2/16/24 no access, tenant refused inspection, stated he was not notified of inspection

11/21/23 no show 1:36 pm green house/dog barking inside
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
remove rust from tub
3.3 Bathroom/Electrical Hazards
replace deteriorating/rusting light fixture

3.5 Bathroom/Window Condition
remove excessive black discoloration
4.6 Other Rooms/Celing Condition
remove excessive black discoloration
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer broken, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet,safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
remove excessive black discoloration
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detector
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
install outlet coverplate in laundryroom for washing machine
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CALL OWNER 30MIN PRIOR AND LET HER KNOW WHICH UNIT YOU WILL GO TO FIRST. 510-379-8978
5415 CARL OR 166 S 37TH ST. Alison
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. install co detector

1.1 Living Room/Living Room Present
1. 1/2/24 NS. Called and asked to reschedule.
CH-10-23-23 Pre call 30 min prior 510-919-0707
3.12 Bathroom/Tub or Shower
1. resurface tub peeling paint

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
1. light fixture deteriorating/rusting, replace

2.install GFI outlet
3.5 Bathroom/Window Condition
window frame black, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
3.8 Bathroom/Floor Condition
tile floor has loose/broken tile, repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in basement
1.1 Living Room/Living Room Present
CH-12-19-23 R/S from 12-28-23 to 1-26-24 owner needs more time to do the repairs had open heart surgery Pre call 30 min prior 510-2070204
CH-10-1723 R/S from 10-24-23 to 11-17-23 owner is out of town
CH-8-28-23 R/S from 9-1-23 to 9-11-23 owner states must be a Mon, Wed,Thr
7/31/23 no show 12:13 pm cream house/green trim

CH-8-1-23 spoke with owner and tenant said got notice said inspection 1-4pm inspector came before 1pm and should not be counted as a miss inspection Tenant days off are Wednesdays and Thursday
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front staircases, bottom and top
1.1 Living Room/Living Room Present
Tenant no show 12/22/2023 10;35am, door tag left on security door
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
1/15/24 no show 11:51 am cream building/brown trim, bottom end unit
2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
install GFI outlets
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/15/24 no show 1:13 pm gold colored house, gray truck in driveway
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.7 Bathroom/Wall Condition
wall next to enclosure has water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:07 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update

1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
pre-call 510-915-1615

1.1 Living Room/Living Room Present
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the manager who called and advised they have a plumbing issue that will take 2 extra days to fix. Moved the 2/26 inspection to 3/4
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

1.1 Living Room/Living Room Present
JC-2-21-24 Spoke to the owner he is off work on Thursdays - rescheduled the 3/5 inspection to 3/14

1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 30 min prior 408-394-8531

1.1 Living Room/Living Room Present
JC-2-21-24 MT spoke to the owner who requested to reschedule the inspection. Moved from 2/26 to 3/14
1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway

1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and asked to reschedule the 2/27 inspection - moved to 3/22. Emailed confirmation to liss11437@yahoo.com.hk
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.4 Kitchen/Security
patio screen door off track, repair

2.5 Kitchen/Window Condition
window screen tattered, repair

3.7 Bathroom/Wall Condition
towel bar missing, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
closet doors off track, repair

4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair

4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner who called and advised the tenant is not available 3/12 moved to 3/19
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.
1.1 Living Room/Living Room Present
JC-2-22-24 PLEASE INSPECT 300 NEVIN AVE B!
Do not inspect the listed address.

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector up and downstairs, and must have working smoke detectors up and downstairs common areas
1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
8.6 General Health and Safety/Interior Stairs and Common Halls
replace deteriorating carpet on interior staircases. health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
1. unit must have a working co detector on all three levels, common areas. install

1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house

2.3 Kitchen/Electrical Hazards
install GFI outlet

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair

1.3 Living Room/Electrical Hazards
outlet upstairs hallway not working as designed, replace

2.10 Kitchen/Stove or Range with Oven
microwave vent fan light inop, repair

3.5 Bathroom/Window Condition
downstairs bathroom window screen will not stay on, repair Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFI outlets

2.10 Kitchen/Stove or Range with Oven
microwave vent fan and light inoperable, repair/replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
2/22/24 no access, tenant not home,maintence present

1/9/24 no access, unit being worked on and tenant not home

2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. top cover for microwave missing/broken, repair/replace

2.3 Kitchen/Electrical Hazards
light fixture not working as designed,repair

3.3 Bathroom/Electrical Hazards
right bedroom bathroom light inop,repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, clean and replace air filter

5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-367-3253

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

2.5 Kitchen/Window Condition
remove excessive black discoloration from window

3.13 Bathroom/Ventilation
hallway bath ventilation fan inoperable

3.3 Bathroom/Electrical Hazards
1. install GFi outlet hallway bathroom

2. replace rusting/deteriorating light fixture, hallway bath

3.5 Bathroom/Window Condition
remove black discoloration from window, master bathroom

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration. evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom floor deteriorating, repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for HVAC air intake on hallway ceiling
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
JC-2-23-24 PRE-CALL 415-987-8397 - SPOKE TO THE OWNER AND RESCHEDULED THE 3/14 INSPECTION TO 3/22
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 1: 20 p.m. no show. Blue and white house.
C-1-4-24 property manager called about the status. Explained they will be billed and mailed a scheduled notice.
2.7 Kitchen/Wall Condition
repair/ back splash wall peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair/ toilet loose at base (HALL)
4.10 Other Rooms/Smoke Detectors
INOP (LEFT)
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard = overgrown grass/weeds. .
8.7 General Health and Safety/Other Interior Hazards
smoke detector INOP (hall)

1.1 Living Room/Living Room Present
Pre-call 510-680-3026
JC-2-23-24 Spoke to the manager and rescheduled the 2/29 inspection to 3/1pm (they requested an inspection not on a Thursday)
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio

2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair

2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house

3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace

3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio

4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom

4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate

8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio

4.4 Other Rooms/Security
1. Key interior door lock in right rear bedroom.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Staircase wall need to be finished /repaired.

2.10 Kitchen/Stove or Range with Oven
1. Kitchen stove left rear and right front burner not working 2. Drip plates insufficient.

3.8 Bathroom/Floor Condition
1. Lifting in upstairs bathroom floor.

2.3 Kitchen/Electrical Hazards
1. GFI outlet loose.

8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.

4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair

4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove

4.5 Other Rooms/Window Condition
excessive brown discoloration,remove

2.12 Kitchen/Sink
1. Kitchen sick moving/not stable.

2.10 Kitchen/Stove or Range with Oven
1. Drip pans damaged.

2.12 Kitchen/Sink
1. Water damage underneath sink.

3.8 Bathroom/Floor Condition
1. Floor buckled in master bathroom.
2. Vanity has water damage.

2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
2. Drip plates insufficient.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.10 Other Rooms/Smoke Detectors
1. Insufficient smoke detector.
4.4 Other Rooms/Security
1. Bedroom door damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater covering missing in living room.
1. Heater not working properly.
2.10 Kitchen/Stove or Range with Oven
1. Kitchen drip plates.
2.12 Kitchen/Sink
1. Garbage disposal not working.
4.5 Other Rooms/Window Condition
1. Install two screen on windows.
2.4 Kitchen/Security
1. Lower door broken.
2. Underneath sink missing cover plate and water damage.
3. Sink leaking.
3.3 Bathroom/Electrical Hazards
GFI not testing wont reset.
4.10 Other Rooms/Smoke Detectors
1. Smoke detectors missing in living room, and insufficient in both upstairs bedrooms.
2.7 Kitchen/Wall Condition
1. Wall damaged behind oven.
3.1 Bathroom/Bathroom Present
1. Bathroom tape is peeling.
4.3 Other Rooms/Elecrtical Hazards
1. Right rear bedroom outlet damaged.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Lf bedroom heater cover is damaged.
1.1 Living Room/Living Room Present
2/23/24 no access, unit red tagged

1. Under construction.
3.12 Bathroom/Tub or Shower
1. Paint peeling on sink and tub.
4.10 Other Rooms/Smoke Detectors
1. Smoke detector missing in living room.
8.4 General Health and Safety/Garbage and Debris
1. Unsanitary conditions.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
2.1 Kitchen/Kitchen Area Present
1. Drip pan
4.10 Other Rooms/Smoke Detectors
1. Smoke detector insufficient.
1.1 Living Room/Living Room Present
2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
Install C02 detector downstairs
Smoke detector Inoperable upstairs common area

2.1 Kitchen/Kitchen Area Present
GFI inoperable under the sink
2.1 Kitchen/Kitchen Area Present
Front Left burner Inoperable
3.1 Bathroom/Bathroom Present
Ventilation fan is inoperable
3.1 Bathroom/Bathroom Present
Tub diverter inoperable
1.1 Living Room/Living Room Present
downstairs closet door off track
3.12 Bathroom/Tub or Shower
1. Bathroom shower handle loose.
8.7 General Health and Safety/Other Interior Hazards
1. Left bedroom closet door off track.
1.7 Living Room/Wall Condition
1. Wall damaged next to front door.
2. Striker plate missing on door.
2.10 Kitchen/Stove or Range with Oven
1. Stove right rear eye not working.
3.1 Bathroom/Bathroom Present
1. Towel bar missing.
2. Toilet loose.
4.5 Other Rooms/Window Condition
1. Left window screen damaged.
2.10 Kitchen/Stove or Range with Oven
1. Left right eye not working.
4.10 Other Rooms/Smoke Detectors
1. Front bedroom smoke detector insufficient.
1.4 Living Room/Security
1. Hallway closet door off track.
2.3 Kitchen/Electrical Hazards
1. At left of the sink GRI has no power.
2. Replace drip pan.
3.12 Bathroom/Tub or Shower
1. Shower enclosure damaged (cracking/holes).
3.1 Bathroom/Bathroom Present
1. Peeling around sink.
3.12 Bathroom/Tub or Shower
1. Peeling around tub.
4.4 Other Rooms/Security
1. Bedroom closet door off track.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
3.4 Bathroom/Security
1. Hole in the door.
1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698
1/9/24 no show 12:46 cream building/green trim, door locked to building.

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.
1.3 Living Room/Electrical Hazards
install cover on light fixture

1.1 Living Room/Living Room Present
PRE-CALL 415-686-9698

Call upon arrival 510-447-0651 (DONT CALL ON 3/18)
2/2/24 unit is not real, does not exist

Call upon arrival 510-447-0651 (DO NOT CALL ON 3/18)
JC-1-9-24 Spoke to the property manager Kingsley who called to ask about the status of todays inspection. Advised it was no entry at 12:46pm - front door locked. Advised the number would have to be provided before the day of inspection. Notated number.

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the owner who called and advised the contractors cannot make roof repairs due to the rainy weather. Rescheduled the 3/1 inspection to 3/22 - owner will cb to reschedule again. CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
JC-2-26-24 Owner called and requested a reschedule to Friday due to his work schedule. Rescheduled inspection from 3/5 to 4/5.

1.1 Living Room/Living Room Present
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country

1.1 Living Room/Living Room Present
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
11/30/23 no show tan building

2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard

2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace

3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
11/30/23 no access, tenant not notified
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
JC-2-26-24 Spoke to the manager who called and advised the tenant is not available. Rescheduled the 2/27 inspection to 3/18.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace
1.1 Living Room/Living Room Present
1/10/2024 PLEASE CALL OWNER 30MIN PRIOR 510-812-4051. OWNER NEED TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 1011 VENTURA ST. OR 5109 MCDONALD A. Alison
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperable, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair/replace
3.12 Bathroom/Tub or Shower
remove rust from tub
3.7 Bathroom/Wall Condition
wall between toilet and tub, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install PRVP and run outside, safety hazard
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair
3.12 Bathroom/Tub or Shower
1. tub peeling/cracking paint, reurface/repair tub

2. shower doors will not open/close as designed, repair

3. recaulk and remove black discoloration in tub/enclosure
4.5 Other Rooms/Window Condition
screen tattered, repair
6.4 Building Exterior/Condition of Exterior Surfaces
install address/unit numbers on garages
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
CH-2-1-24 R/S from 2-15-24 to 2-26-24 owner will be out of town
10/20/23 no access, tenant not notified of inspection

9/08/23 no access, unable to perform inspection due to language barrier
2.10 Kitchen/Stove or Range with Oven
1. Stove light and stove fan not working.
4.10 Other Rooms/Smoke Detectors
1. No smoke detectors in living room and two bedrooms.
7.4 Heating and Plumbing/Water Heater
1. Hot water heater un-accessible.
8.1 General Health and Safety/Access to Unit
1. Bedroom locked un-accessible.
1.3 Living Room/Electrical Hazards
light switch broken,replace
3.8 Bathroom/Floor Condition
floor pulling up in front of tub,repair

1.1 Living Room/Living Room Present
12/1/23 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
install Co detector
2.1 Kitchen/Kitchen Area Present
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
back right burner/ inop

repair/hood range light inop
2.12 Kitchen/Sink
repair/ faucet loose at base

garbage disposal inop

repair/ evidence of water leaking onto sub flooring underneath sink

repair/subflooring under sink deteriorating/bulging
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair or replace/ broken reservoir tank top;posing cutting hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/ sink slow drain
3.12 Bathroom/Tub or Shower
repair/ tub slow drain
4.5 Other Rooms/Window Condition
repair or replace/ right bedroom broken window
1.1 Living Room/Living Room Present
PRE-CALL 510-816-2410
12/01/23 no show blue house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
Exterior GFI outlet must be in working condition and have weather cover.
1.6 Living Room/Ceiling Condition
cracking on ceiling, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn/deteriorating, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
backsplash for sink deteriorating, replace
3.12 Bathroom/Tub or Shower
1. recaulk around and inside tub/shower enclosure

2. replace deteriorating shower enclosure , holes, buckled
3.3 Bathroom/Electrical Hazards
install GFi outlet
3.5 Bathroom/Window Condition
window sill deteriorating, repair
3.6 Bathroom/Ceiling Condition
remove discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
1/16/24 no show 12:35 gray house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front staircase deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector/co detector in basement
1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house
2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
11/28/23 no access, tenant not notified

10/23/23 no show 2:01 pm white house/blue trim

9/14/23 n/s 2:50pm off white unit blue trim
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
windows excessive peeling paint, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut/remove excessive overgrowing vegetation growing onto house
1.1 Living Room/Living Room Present
2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm
1.1 Living Room/Living Room Present
2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit

1.1 Living Room/Living Room Present
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard
1.1 Living Room/Living Room Present
JC-2-27-24 Spoke to the owner and rescheduled the 3/4 inspection to 3/18 - the manager is out of town.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
PRE-CALL OWNER 30 MINUTES PRIOR 510-229-9468
CH-2-27-24 R/S from 3-11-24 to 4-5-24 owner will be out of the country

1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace

1.1 Living Room/Living Room Present
2/27/24 no access, manager present, tenant not home

1/15/24 no access, owner present, tenant not home

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

1.1 Living Room/Living Room Present
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

3.8 Bathroom/Floor Condition
tile flooring has loose/broken tiles, repair/replace

1.1 Living Room/Living Room Present
3/27/24 per Brian, unit should have been recorded as a pass on 2/27 and not a no show

11/30/23 no access, gated community, no precall on list

PRE-CALL 510-685-5391 Please dial #15 for the tenant to buzz you in

2.3 Kitchen/Electrical Hazards
light under cabinet not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
1/5/24 no show, called owner who stated inspection was scheudled for 1/15/24

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
Stove/oven inoperable

2.4 Kitchen/Security
Repair / replace deteriorating door

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

1.1 Living Room/Living Room Present
2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom
3.1 Bathroom/Bathroom Present
family room bathroom
3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom
3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor
5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install
7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. oranfe house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
12/5/23 no access , owner present, tenant changed locks
2.12 Kitchen/Sink
1. Low water pressure in sink.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
3.5 Bathroom/Window Condition
window sill evidence of water damage, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
1.1 Living Room/Living Room Present
CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
6.3 Building Exterior/Condition of Roof and Gutters
downspout on rear of building not CONNECTED TO DRAIN HOSE

8.4 General Health and Safety/Garbage and Debris
remove all nonused items from backyard including old wood and all paint cans and other trash and debris
1.1 Living Room/Living Room Present
CH-12-20-23 R/S from 1-11-24 to 1-25-24 owner said tenant will be out of town
3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window , if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetation growing onto garage, fire safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector, Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12/1/2023 Owner called in needs to reschedule. Owner is out of the country. Moved from 12/28/2023 to 1/26/2024 9am-12pm. Call 30min prior 415-706-5268. Owner spoke with M.T. Alison
11/9/23 no show 1:35 pm tan building/ bottom unit
3.3 Bathroom/Electrical Hazards
Gfi outlet inop, upstairs bathroom
1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
2.3 Kitchen/Electrical Hazards
install gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
1.1 Living Room/Living Room Present
JC-2-28-24 Spoke to the owner and rescheduled the inspection from 3/1 to 4/5 current tenants are not available on 3/1 and they are moving out between March 21st and 24th, but the owner may call back to move the inspection up to a sooner date if possible.
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254

2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
PRE-CALL 510-374-2299
JC-3-1-24 Spoke to the owner and rescheduled the 3/5 inspection to 3/21 due to their work schedule.
1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town
3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.
1.1 Living Room/Living Room Present
2/29/25 no access, not notified

12/7/23 owner not notified
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed, repair
2.11 Kitchen/Refrigerator
1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace
2.3 Kitchen/Electrical Hazards
1. install GFi left of sink

2. ceiling fan inoperable, repair/replace
3.12 Bathroom/Tub or Shower
tub enclosure black discoloration, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line must drain outside
3.12 Bathroom/Tub or Shower
1. 1/18/24 - has not been replaced or repaired.

hot water knob leaking, hallway bath, repair
1.1 Living Room/Living Room Present
JC-1-18-24 Owner called in after hours to request the inspection be rescheduled (work/repairs is being done in unit). Sent message to inspector to skip inspection if possible. Called owner and left a voicemail advising I am unsure of the status of todays inspection because we received the r/s request so late. Owner should not receive a fee waive in the future for todays inspection if requested.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
install GFI outlet,safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access, owner must provide access to water heater
1.1 Living Room/Living Room Present
12/7/23 no access, not notified
1.4 Living Room/Security
1. Front door seal is deteriorating.
1.7 Living Room/Wall Condition
1. Wall deteriorating around the heater.
2.10 Kitchen/Stove or Range with Oven
1. Oven not working.
2. All eyes on stove not igniting on their own.
3. Fan and stove light inoperable.
3.5 Bathroom/Window Condition
1. Bathroom window need to be sealed properly.
2. Mold and build up on window.
4.5 Other Rooms/Window Condition
1. Right window has mold build up.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Heater inoperable.
1.1 Living Room/Living Room Present
2/29/24 no show 1:24 pm brown house

1/19/24 Owner state he contacted City of Richmond to be taken off the schedule because he will be selling the unit.
9/21/23 no access, owner present, tenant not home, tenant changed locks

JC-8-15-23 spoke to the realtor who called and advised the property is going on the market on October 1st - explained we would need a copy of the listing agreement or the closing statement to cancel the inspection.
8/11/2023 Owner called in to reshedule. ADVISED OWNER THIS IS THE FINAL RESCHEDULE. Shes ok with that. Tenant should be out by 9/15/2023. Moved from 9/18/2023 to 9/21/2023 11am-2pm. Alison
CH-8-9-23 R/S from 8-23-23 to 918-23 owner i putting house on the market for sale
1.1 Living Room/Living Room Present
CH-12-29-23 R/S from 1-2-24 to 1-18-24 owner said tenant still has covid
CH-12-18-23 R/S from 12-21-23 to 1-2-24 owner said tenant has covid
2.1 Kitchen/Kitchen Area Present
garbage disposal inoperable ,repair
3.12 Bathroom/Tub or Shower
recaulk tub upstairs hallway bath
3.3 Bathroom/Electrical Hazards
install GFi outlets in all three bathrooms
3.8 Bathroom/Floor Condition
replace deteriorating floor, evidence of water damage. upstairs hallway
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps upper and lower
8.7 General Health and Safety/Other Interior Hazards
1.install dummy spacer fuses in fuse box, exposed electrical

2. install cover on fuse box
3.12 Bathroom/Tub or Shower
hallway bathroom tub diverter not working as designed, replace
1.1 Living Room/Living Room Present
CH-11-17-23 R/S from 12-4-23 to 12-22-23 own has work only Fridays off
1.3 Living Room/Electrical Hazards
Living room outlet has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
CH-1-17-24 Pre call 30 min prior 510-928-1821
1/15/24 no access, gated community

2.3 Kitchen/Electrical Hazards
install GFi outlets right and left of sink, repair safety hazard

1.1 Living Room/Living Room Present
1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
12/1/23 no access, owner present, tenant changed locks

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair/replace

2.4 Kitchen/Security
install door sweep on bottom of door large gap

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install upstairs

2. common arera co/smoke downstairs beeping, repair/replace

1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic

1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

2.10 Kitchen/Stove or Range with Oven
LF burner inop, electric stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, cover off and not connected to gas, repair/replace heater

7.4 Heating and Plumbing/Water Heater
water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.1 Living Room/Living Room Present
CH-3-4-24 R/S from 3-11-24 to 3-18--24 owner has an appt Pre call 30 min prior 626-606-4243

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.1 Living Room/Living Room Present
1/11/24 tenant has covid,needs rescheudled
JC-3-4-24 Spoke to the owner regarding the request to exterminate. Advised she can have a professional extermination done or do it themselves with traps and other supplies to eliminate the issue, but they should keep any invoice or receipts to show proof. Rescheduled the 3/18 inspection to 4/1.

2.3 Kitchen/Electrical Hazards
install Gfi outlet sides of sink

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation in basement, exterminate

1.1 Living Room/Living Room Present
JC-3-4-24 Spoke to the owner and rescheduled the 3/8 inspection to 4/5. Tenant has medical appointment/illness.

1.1 Living Room/Living Room Present
JC-3-4-24 Per notes below unit should have been rescheduled to 2/29 but was moved to 3/29 - owner called in regarding that. Rescheduled the inspection to 3/14.
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week

4.6 Other Rooms/Celing Condition
repair cracking on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
3/4/24 no show gray house,red door,green garage (pic)

pre-call 415-336-4402
JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection
1/29/24 no access, locks changed

2.10 Kitchen/Stove or Range with Oven
replace broken hood range knob

2.12 Kitchen/Sink
repair/ kitchen sink clogged (inop)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/broken drain plug

3.12 Bathroom/Tub or Shower
repair/ toilet loose at base

3.6 Bathroom/Ceiling Condition
repair/ large crack in ceiling

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key

2.1 Kitchen/Kitchen Area Present
dishwasher inop

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notifed

11/6/23 no access, no entry, no key

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access not notified

11/6/23 no access, no entry

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access, someone in unit would not answer door

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

12/18/23 no access, not notified

11/6/23 no access per management

1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/30/24 no access, manager states not notified

11/7/23 no access, tenant has covid
1.1 Living Room/Living Room Present
12/4/23 no show, gated community, no access

Gate code #2759 or #1455
JC-12-18-23 Spoke to the owner who called and authorized the tenant to call in to reschedule if needed.
JC-12-5-23 Spoke to the tenant who called and advised the inspector did not show up and it cost him $1200. Advised the inspection results are not in but the tenant did advise he lives in a gated community and we were not provided the gate code before today. Advised him the owner will get a letter in the mail.
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all three bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in backyard
1.1 Living Room/Living Room Present
3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom
1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater
2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair
2.12 Kitchen/Sink
kitchen sink leaking,repair
5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors
1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair/replace
2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source
3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace
3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

2.11 Kitchen/Refrigerator
1/ Refrigerator rubber loose.
2.12 Kitchen/Sink
Repair/Replace Faucet Assembly.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections
1.7 Living Room/Wall Condition
closet door frame damaged,repair
2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace
1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. install grease screen on venthood fan
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
2/9/2024 Owner called in spoke with Mariana. Request to reschedule inspection. Needs more time on repairs. Moved from 2/22/2024 to 3/4/2024 1pm-4pm. Alison
2.5 Kitchen/Window Condition
install screen for ventilation
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.4 Heating and Plumbing/Water Heater
install proper HWH safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms
1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed
4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-1229-23 R/S from 1-12-24 to 1-18-24 owner is sick pre call 30 min prior 925-207-4694
1.4 Living Room/Security
1. Common- back door is deteriorating, need to be replaced.
2.12 Kitchen/Sink
1. Water damage underneath sink.
2. GFI need to be installed.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair
8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit
4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair
1.1 Living Room/Living Room Present
JC-3-5-24 Spoke to the owner and rescheduled todays inspection to 4/5 (confirmed with Inspector) the unit is currently vacant and the owner plans to sell the property. It will no longer be a rental. Explained we will need proof to cancel the inspection.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison

1.1 Living Room/Living Room Present
3/5/24 recd documentation unit vacant, being prepped for sale
2/1/24 no show 9:40 am cream house, called owner no answer

CH-11-13-23 R/S from 11-13-23 to 12-28-23 owner said illness in the family and also a death in the family. and repairs not done Pre call 30 min prior 925-899-3519
SH-12-28-23 11:25am no show. rang door bell, no answer. called owner several times, no answer. cream unit, white trim.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rear bathroom sink is rusting,resurface

3.6 Bathroom/Ceiling Condition
ceiling both bathrooms, black discoloration,repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
install missing screen

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors up and downstairs

1.1 Living Room/Living Room Present
3/5/24 unit vacant and will not be rerented
2/1/24 no access,gate locked 10:22am wood fence

CH-1-5-24 R/S from 1-9-24 to 2-1-24 owner said tenant pass away and there is a lot of stuff that has to be clean out of the house

1.1 Living Room/Living Room Present
pre-call 510-593-8950

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling paint/plaster,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.11 Kitchen/Refrigerator
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

4.8 Other Rooms/Floor Condition
floor buckled up,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

1.1 Living Room/Living Room Present
3/5/24 no show 1:03 pm tan building

1.1 Living Room/Living Room Present
3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
3/5/24 no show 1:15pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:16pm light bluish-green building, bottom unit

1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.1 Living Room/Living Room Present
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
3/5/24 no show 1:56pm tan duplex,front unit

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

1.8 Living Room/Floor Condition
carpet livingroom damaged, repair/replace

3.3 Bathroom/Electrical Hazards
outlet loose, repair

4.8 Other Rooms/Floor Condition
carpet damaged, repair/replace

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified

3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard

1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurfce, 2. recaulk around tub
3.3 Bathroom/Electrical Hazards
install GFi outlet,safety hazard
4.3 Other Rooms/Elecrtical Hazards
bedroom light in hall inop,repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink rusting, repair/resurface

2. faucet dripping constantly, repair
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.10 Kitchen/Stove or Range with Oven
replace drip pans, deteriorating
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.12 Bathroom/Tub or Shower
1. tub rusting , resurface

2. tub enclosure cracked, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse box
1.1 Living Room/Living Room Present
1/22/24 no entry, management not notified
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
resurface tub, peeling
4.7 Other Rooms/Wall Condition
repair hole in wall
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3

1.1 Living Room/Living Room Present
3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
1.1 Living Room/Living Room Present
CH-1-3-24 R/S from 1-11-23 to 1-26-23 Owner wants to be there for the inspection
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. repair/replace upstairs co detector inop
1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 12-5-23 to 1-26-24 owner will be out of town
JC-10-23-23 PRE-CALL 415-307-8054
9/11/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
rear bath Gfi will not test/reset, replace Gfi
4.3 Other Rooms/Elecrtical Hazards
outlet next to bed in master bedroom inoperable,repair
5.2 Secondary Rooms/Security
Garage exit door security screen door deadbolt lock is inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence has deteriorating, loose, boards,repair
1.1 Living Room/Living Room Present
2/13/24 no show 1:11 p.m. green and white house. Dogs barking behind the fence
10/12/23 tenant not notified of inspection (no entry)
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite. Studio
2.11 Kitchen/Refrigerator
Refrigerator not working as designed/not cooling. Replace/repair
2.3 Kitchen/Electrical Hazards
Install GFI outlets next to sink, house and studio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet leaking house and studio

2. Toilet loose house and studio

3. Toilet running constantly,house
3.12 Bathroom/Tub or Shower
1. Install overflow cover house hallway bath

2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace
3.3 Bathroom/Electrical Hazards
Install GFI outlets house and studio
4.10 Other Rooms/Smoke Detectors
Install smoke detector in studio bedroom
4.4 Other Rooms/Security
Repair gaps around rear master bedroom exit door. Allowing cold air inside.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Not connected, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in house and studio, exterminate/eradicate
8.7 General Health and Safety/Other Interior Hazards
Install common area co/smoke detector in studio
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
1.1 Living Room/Living Room Present
JC-3-6-24 Spoke to the owner and rescheduled the 3/14 inspection to 4/1 - property is being sold owner will send in proof today.
2/15/24 NS 11:49 am. spoke with owner she advised that she was putting the house up for sale.
CH-1-29-24 R/S from 1-30-24 to 2-1524 owner is putting house for sale
PRE-CALL 510-508-2253

No show 12/22/2023 10:20am, Pre call list was not sent to inspector

1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.

1.1 Living Room/Living Room Present
3/7/24 no access, gated community

30 minute PRE-CALL 415-686-0778
3-7-24 Owner called in day of inspection advising he was waiting at the gate (locked)

1.1 Living Room/Living Room Present
3/7/24 no show, brown building front unit

2/1/24 no access, tenant not notified of inspection

1. 1/2/24 No show 1:00 P.M.
INSPECT: 5655 MADISON AVE RICHMOND 04 (do not do the scheduled unit)
JC-9-21-23 Spoke to the pm Diana who called to advise they received a notice for 5705 but they do not manage that unit. Advised we would inspect 5655.

11/21/23 not a real unit advise

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

2.7 Kitchen/Wall Condition
walls peeling,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

4.5 Other Rooms/Window Condition
window is broken/will not open, replace
1.8 Living Room/Floor Condition
tile broken,repair
1.1 Living Room/Living Room Present
3/7/24 no show 11:31 am cream grayish building,end unit
1.1 Living Room/Living Room Present
3/7/24 no show 12:27 pink house
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
1.1 Living Room/Living Room Present
3/7/24 no access, tenant not notified
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
4.7 Other Rooms/Wall Condition
wall damaged,repair
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
repair hole on ceiling
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit
1.1 Living Room/Living Room Present
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
sink rusting,repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical
1.1 Living Room/Living Room Present
CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
CH-3-8-24 R/S from 3-11-24 to 3-22-24 owner is in physical therapy Pre call 323-445-4291

1.1 Living Room/Living Room Present
ENTER 417 ON CALL BOX. IT WILL RING TO TENANT AND SHE WILL ANSWER. ANY ISSUES CALL 408-813-4436. M.T.

1.1 Living Room/Living Room Present
3/8/24 no show 10:24 am cream house/green trim

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs

5.2 Secondary Rooms/Security
garage exit door has large gaps,repair

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection

1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

1.1 Living Room/Living Room Present
3/8/24 no show 1:10pm blue building

1.1 Living Room/Living Room Present
3/8/24 no show 1:12pm blue building

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen

6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/8/24 no show 3:07 pm green house

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

3.12 Bathroom/Tub or Shower
tub peeling paint,repair/resurface

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors
1.1 Living Room/Living Room Present
3/8/24 no access to front door, dog on front porch, (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement
6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion

2.6 Kitchen/Ceiling Condition
remove black discoloration
2.7 Kitchen/Wall Condition
remove black discoloration
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.6 Living Room/Ceiling Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub
3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove
1.1 Living Room/Living Room Present
JC-3-11-24 SPOKE TO THE OWNER AND RESCHEDULED THE 3/18 INSPECTION TO 4/4 - OWNER NEEDS MORE TIME TO MAKE REPAIRS CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/11/24 no show 12:42 pm gray house
3.12 Bathroom/Tub or Shower
tub rusting,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area
7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall
1.1 Living Room/Living Room Present
3/11/24 no show 12:31 pm cream building/brown trim, top unit
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
3/11/24 no show 11:23 green 4-plex

1.1 Living Room/Living Room Present
3/11/24 no show 11:17 am brown house

1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.1 Living Room/Living Room Present
3/11/24 no show cream house, dog in unit,

1.1 Living Room/Living Room Present
3-7-24 R/S from 3/7/24 to 3/11/24
2/2/24 no show,gated community, called all numbers on list one not in service, the other two no answer
JC-2-7-24 Spoke owner who advised she did not rcv calls or the schdld notice for the inspection for 2/2/24. Advised were not waiving the re-inspection fees. Owner would like to speak with a supervisor.
1/5/24 no access, gated community, called all three numbers on call list JC-1-9-24 Spoke to the owner who called and advised the tenant rcvd a call from the inspector but called him back after the inspector had already left. Owner asking why she didnt receive a call as requested. Confirmed with the inspector after the call with the owner that he did call the owner at 11:59am (picture proof in google voice) - do not waive fee if requested.
11/14/23 no entry gated community the shores 2 :08 pm
PRE-CALL 925-339-7424 OR 727-204-9769 (Can call owner at 805-234-0550 as a back up)
CH-10-9-23 R/S from 10-26-23 to 11-14-23 owner said tenant is to of town

3.3 Bathroom/Electrical Hazards
Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.

1.1 Living Room/Living Room Present
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
3/12/24 no access, gated community
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings
2.5 Kitchen/Window Condition
install screens on window
4.5 Other Rooms/Window Condition
install screens on window
3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
recaulk behind sink
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
2.7 Kitchen/Wall Condition
excessive cracking,repair

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
2.12 Kitchen/Sink
low water pressure,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
1.4 Living Room/Security
front door weatherstipping deteriorating,replace
2.11 Kitchen/Refrigerator
light inside inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace
1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair
1.6 Living Room/Ceiling Condition
hallway ceiling black,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside
1.1 Living Room/Living Room Present
JC-3-14-24 Spoke to the owner who advised the tenant is not available for inspection today. Notified Inspector to skip inspection, and rescheduled to 3/19. Advised the owner to call prior to the inspection date next time to R/S.
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434
1.1 Living Room/Living Room Present
CH-2-5-24 R/S from 2-8-24 to 2-29--24 per pm tenant Tenant will not be home
5.4 Secondary Rooms/Other Potential Hazardous Features
washer and dryer inoperable, not working as designed,repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to perform inspection due to poor air quailty, and unsanitary conditions tenant must clean unit
2.12 Kitchen/Sink
1. Disposal not functioning.

2. dishwasher not working as designed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
makes loud noises when on in pipes,repair (hallway)
3.12 Bathroom/Tub or Shower
shower enclosure and doors has excessive black discoloration,repair (master)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet leaking,repair (hallway)
2.10 Kitchen/Stove or Range with Oven
clean oven/stove , fire hazard
2.11 Kitchen/Refrigerator
refrigerator door handle broken,replace

8.7 General Health and Safety/Other Interior Hazards
unit has excessive clutter thru out unit, items piled to ceiling. safety hazard
7.4 Heating and Plumbing/Water Heater
no access to water heater, working on patio
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
no access to rear patio, under construction
4.8 Other Rooms/Floor Condition
carpet damaged at entry, repair (master)
3.7 Bathroom/Wall Condition
1. excessive brown discoloration,repair (master)

2. towel bar missing ,install
4.6 Other Rooms/Celing Condition
remove black discoloration (master)
1.1 Living Room/Living Room Present
1/19/24 No Show 9:38 am. tan house.

12/5/23 no show 2:19 tan house,side bottom unit
2.11 Kitchen/Refrigerator
refrigerator door will not close as designed,repair
2.13 Kitchen/Space for Storage, Prep and Serving
backspash behind sink water damaged,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.7 Kitchen/Wall Condition
wall peeling, repair
1.7 Living Room/Wall Condition
wall peeling,repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet run/drain slow, repair (master)
3.5 Bathroom/Window Condition
1. hallway bathroom window will not stay up, repair

2. install screen
2.12 Kitchen/Sink
slow drain,repair
3.7 Bathroom/Wall Condition
1. hallway bath wall peeling paint

2. toilet paper holder missing

3. wall evidence of water damage,repair
3.3 Bathroom/Electrical Hazards
light in shower inop,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink pulling down, repair

2. hallway bath faucet is loose
3.8 Bathroom/Floor Condition
hallway bathroom baseboards evidence of water damage

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
1.1 Living Room/Living Room Present
2/15/24 No show 11:40 am. Street blocked.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door to prevent air/light intrusion
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
CH-2-13-24 E/S from 2-16-24 to 2-29-24 owner said they have PG&E coming out next week
4.6 Other Rooms/Celing Condition
repair cracking on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier

JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
1.1 Living Room/Living Room Present
03/15/24- Spoke to owner, he stated the unit is owner occupied. Gave him the email to send proof to. Waiting on that to then schedule another unit they own for inspection. M.T
1/15/23 no show 10:35 am , gold house, pic

JC-12-7-23 OWNER ADVISED HE OWNS THIS UNIT AND
WILL SEND IN PROOF. R/S THE 12/8 INSPECTION TO 1/15
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen

3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard
1.1 Living Room/Living Room Present
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
1.1 Living Room/Living Room Present
JC-3-18-24 Owner called and advised he occupies the unit - asked why he didnt report that as he paid the inspection fee and received 3 notices of the inspection? Owner advised he submitted proof 2-3 years ago, but it sounds like it was for another division. Advised him to email proof. His daughter lives in the other property.
2/26/24 no access, owner occupied unit

1. No Show 1/18/24 - 1:30 p.m., owner occupies unit.

owner present, stated this unit he lives in, owner occupied
1.1 Living Room/Living Room Present
3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
1.1 Living Room/Living Room Present
2/12/2024 OWNER CALLED TO RESCHEDULE. MOVED FROM 2/15/2024 TO 3/18/2024 1PM-4PM. CALL 30MIN PRIOR 415-819-3601. (TRY TO ARRIVE CLOSER TO 1PM) OWNER SPOKE WITH MARIANA AND CONFIRMED. ALISON
CH-12-15-23 Pre call 30 min prior 415-819-3601
2.10 Kitchen/Stove or Range with Oven
install grease screen for ventilation fan
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet under sink, evidence of water damage, and door pulling off hinges
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
weatherize exit door in garage, gaps around door
8.7 General Health and Safety/Other Interior Hazards
1. install working co/smoke detector on third level common area 2. in basement/garage 3. install working smoke detector on main level

2.10 Kitchen/Stove or Range with Oven
replace deteriorating venthood
3.12 Bathroom/Tub or Shower
1. resurface tub, peeling paint

2. tub enclosure tile peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
1/9/25 tenant not notified of inspection, no access
2.3 Kitchen/Electrical Hazards
install GFi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace
2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
1.1 Living Room/Living Room Present
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-1-12-24 owner call in said to call tenant 30 min prior 951-347-4262
1/11/24 no show, olive building, unit upstairs
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable ,repair
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR GATE ACCESS (CAN USE GATE CODE 0072)
3/18/24 no access, gated community
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
1.1 Living Room/Living Room Present
3/18/24 no show 10:06 am green house, mazda in driveway

2/16/24 no show, 11:53 am mazda cx-5 on driveway

1/15/24 no show 11:33 am green house

11/27/23 no show 12:57 green house
1.1 Living Room/Living Room Present
2/16/24 no show 12:45 pm blue house,ring doorbell camera

JC-2-16-24 Spoke to the owner at 4:05pm. Owner advised the tenants did not hear the inspector todays and missed the inspection. Advised she would be receiving a notice in the mail with the re-inspection date and time + and invoice. Owner is aware.
2.3 Kitchen/Electrical Hazards
install GFi outlets, safety hazard
3.3 Bathroom/Electrical Hazards
install GFi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 650-995-4032 FOR ACCESS (CAN USE GATE CODE #4032)
JC-3-19-24 Spoke to the manager and scheduled the re-inspection 3/22am - tenant will be vacating at the end of the month so they wanted to schedule asap. The pm advised she provided the gate code and number for the tenant on her original call to reschedule.
3/18/24 no access, gated community

CH-2-26-24 R/S from 3-11-24 to 3-18-24 tenant is out of the country
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 4-4-24 to 4-18-24 owner will be out of town Pre call 30 min prior 415-418-3210
3/7/24 no access, gated community,

PRE-CALL 510-418-3210

JC-3-7-24 Spoke to the owner who called and advised her husband called and requested a pre-call yesterday. Inspector has already gone to unit. Called owner and left detailed message. Advised she may cb for us to review the call since the pre-call number was not listed.
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms
1.1 Living Room/Living Room Present
2/22/24 no show 11:48 am brown house
2.3 Kitchen/Electrical Hazards
install GFI outlet
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater inoperable, repair
1.1 Living Room/Living Room Present
3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front
1.1 Living Room/Living Room Present
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-R/S from 3-11-24 to 3-22-24 owner will be out of town Pre call 1 hour prior 408-394-8531 (owner lives 1 hour away)
JC-3-20-24 Spoke to the owner who requested a 1 hour pre-call

1.1 Living Room/Living Room Present
JC-3-20-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 3/22 INSPECTION TO 4/18 - O NEEDS MORE TIME TO COMPLETE REPAIRS.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
JC-3-20-24 INSPECTION WAS NOT DONE ON 3/18/24 - SPOKE TO THE OWNER AND CONFIRMED 4/5/24.
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked

8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,

8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair

1.1 Living Room/Living Room Present
3-21-24 Pre call 30 min prior 415-298-4058
3/5/24 no show 1:46 pm gray building/blue trim

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: CORRECT ADDRESS 360 S 38th St per owner 3/25/24 JC
3/7/24 wrong address, meet with owner at another unit, spoke to allison

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

1.1 Living Room/Living Room Present
JC-3-25-24 Spoke to the owner who called and advised he is not available 4/5. Rescheduled inspection to 4/18. Owner may cb
CH-3-4-24 R/S from 3-7-24 to 4-5-24 owner is out of the country Pre call 30 min prior 415-949-9623

1.8 Living Room/Floor Condition
Livingroom carpet deteriorating/damaged, replace carpet

6.4 Building Exterior/Condition of Exterior Surfaces
The exterior surface indicates a condition where the exterior wall has unfished repair work, complete

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors hanging down and missing, install.

2. common area CO detectors inoperable, repair/replace

2.3 Kitchen/Electrical Hazards
Ceiling fan light missing cover

4.7 Other Rooms/Wall Condition
Wall peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors peeling,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bath sink rusting, resurface/replace sink

3.12 Bathroom/Tub or Shower
Master bath shower door not secured to track, repair

4.4 Other Rooms/Security
Patio screen door pulling off

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps

1.8 Living Room/Floor Condition
Carpet bunching up/heavy soiled . repair/replace/clean
2.3 Kitchen/Electrical Hazards
Kitchen fan light cover mssing, install
3.3 Bathroom/Electrical Hazards
Install Gfi outlet in hallway bath
3.7 Bathroom/Wall Condition
Install missing towel bar on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant to remove all personal items from Hot water closet, safety hazard
3.6 Bathroom/Ceiling Condition
remove black discoloration both bathrooms
3.7 Bathroom/Wall Condition
1. Hallway bath towel bar missing,repair

2. master bath wall evidence of water damage,repair

3. remove black discoloration both bathrooms
3.8 Bathroom/Floor Condition
master bath baseboards evidence of water damage,repair
4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair
7.4 Heating and Plumbing/Water Heater
Install HWH Eartquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior light on wall leading to front door light fixture inop, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
3.7 Bathroom/Wall Condition
towel bar missing hallway bath
1.4 Living Room/Security
patio screen missing, install
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint
3.13 Bathroom/Ventilation
ventilation fan not working as designed, both bathrooms
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
Remove black discoloration master bath
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
oven/stove temps not regulating as designed, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater
7.4 Heating and Plumbing/Water Heater
no access to water heater
2.10 Kitchen/Stove or Range with Oven
1. replace drip pans

2. Rf burner inoperable
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace
3.12 Bathroom/Tub or Shower
Tub chipping paint,repair
3.6 Bathroom/Ceiling Condition
Remove black discoloration

3.7 Bathroom/Wall Condition
Remove black discoloration
4.4 Other Rooms/Security
door damaged, repair/replace door
4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace
7.4 Heating and Plumbing/Water Heater
Install earthquake HWH safety straps
1.8 Living Room/Floor Condition
floor damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. install missing microwave

2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard

3. replace drip pans
3.12 Bathroom/Tub or Shower
hallway bath tub peeling,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine shakes every bad, repair
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
3.12 Bathroom/Tub or Shower
master bath shower enclosure frame peeling paint
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

2. install HWH earthquake safety straps

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
2/5/25 no access, tenant not ready, just got home from hospital
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair
2.12 Kitchen/Sink
Garbage disposal inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Insatll GFI outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps

2. remove personal items from around water heater, safety hazard. Tenant)
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable,repair
1.8 Living Room/Floor Condition
1. exposed tackstrip at entry to unit

2. carpet damaged, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace
1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
1.1 Living Room/Living Room Present
JC-3-26-24 Spoke to the owner who called and advised she needs an extension. Rescheduled the 4/16 inspection to 5/14. owner may cb if the repairs will not be done by then.
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink
2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
1.1 Living Room/Living Room Present
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
11/27/23 no show 2:04 pm light brown house/gray toyota in driveway
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
2.4 Kitchen/Security
patio screen door off track, repair
2.5 Kitchen/Window Condition
window screen tattered, repair
3.7 Bathroom/Wall Condition
towel bar missing, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
closet doors off track, repair
4.4 Other Rooms/Security
door to bathroom will not open and close as designed, repair
4.10 Other Rooms/Smoke Detectors
smoke detector beeping constantly, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundryroom: dryer inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
HVAC filter full of dust, change filter
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors beeping constantly up and downstairs. repair/replace
1.1 Living Room/Living Room Present
2/13/24 1:32 pm. no show, beige and white house. Gray truck parked in front of the house.

CH-1-29-24 R/S from 1-30-24 to 2-13-24 owner said not ready Pre call 510-439-8512
JC-1-16-24 Spoke to the owner who called last week and explained the tenant had called in and confirmed 1/19/24 between 11-2pm (inspection was not rescheduled in error). Advised we will waive the third inspection fee. Explained we can keep the current date of 1/30 or move it to 1/19 - owner advised the tenant will cb. OK to move to 1/19 or any date the tenant confirms.
CH-12-5-23 R/S from 12-5-23 to 12-21-23 owner said tenants kid has covid
8/10/2023 Mrs. Feng called (owner) needs to reschedule inspection. Tenants going through family loss. Moved from 8/22/2023 to 9/7/2023 11am-2pm. Owner confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners on stove must self-ignite (owner)

2. clean oven and stove (tenant)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
rear bathroom window sill deteriorating, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing,install
5.3 Secondary Rooms/Electrical Hazards
laundryroom light fixture inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side and backyards
1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844

1.1 Living Room/Living Room Present
2/13/24 no entry, manager states unit is section 8 (proof received on 3/22)
12/15/23 no access, tenant not home
11/3/23 no access, no entry

1.1 Living Room/Living Room Present
3/26/24 manager stated tenant under section 8
3/22/24 proof received of section 8 status

2.3 Kitchen/Electrical Hazards
1. install GFI right of sink

2. switchplate cracked, right of stove

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase wood deteriorating

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex

2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove

2.3 Kitchen/Electrical Hazards
install GFI left of sink

7.4 Heating and Plumbing/Water Heater
1. discharge line can not have positive pitch,repair

2. install HWH earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
vent light inop

4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair

4.7 Other Rooms/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair

2.3 Kitchen/Electrical Hazards
Gfi right of sink will not test/rest, repair

3.3 Bathroom/Electrical Hazards
Gfi will not test/rest

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.9 General Health and Safety/Interior Air Quality
there is a strong stinch/odor in unit ,,remove

3.8 Bathroom/Floor Condition
evidence of water damage,replace

4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater, tenant has items blocking

2.3 Kitchen/Electrical Hazards
install GFi left and right of sink

3.12 Bathroom/Tub or Shower
Tub peeling,repair

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet has evidence of water damage,repair

3. tenant has to move personal items from around HWH
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing,repair
2.10 Kitchen/Stove or Range with Oven
right rear burner not working as designed,repair/replace
2.12 Kitchen/Sink
faucet deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door left of stove at bottom will not close as designed,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
shower enclosure cracking/deteriorating, replace
3.7 Bathroom/Wall Condition
hole in wall above towel bar ,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace
7.4 Heating and Plumbing/Water Heater
1. water heater pipes have corrosion on them, repair

2. water heater discharge line can not have positive pitch must drain down, repair

3. install HWH earthquake safety straps
1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen, repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/6/24 no access, tenant has covid
1.8 Living Room/Floor Condition
carpet ripped/damaged, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI left of sink
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top railing on staircase has deteriorating/rotten wood, replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink rusting,resurface
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset in both bathrooms, repair/replace GFI outlets
2.3 Kitchen/Electrical Hazards
install GFI left of sink

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
no access to water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has excessive black discoloration inside, remove
8.6 General Health and Safety/Interior Stairs and Common Halls
install co detector
8.7 General Health and Safety/Other Interior Hazards
clean and organize unit, unsanitary conditions
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
3.12 Bathroom/Tub or Shower
remove excessive black discoloration
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
7.4 Heating and Plumbing/Water Heater
no access
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. outlet cover next to water heater closet broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bath sink rusting, repair/replace
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.6 Living Room/Ceiling Condition
holes in ceiling,repair
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install GFI left of sink

2. ceiling fan light fixture cover missing,install
3.12 Bathroom/Tub or Shower
master bath:1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace

hallway bath: tub peeling, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
instal GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.4 General Health and Safety/Garbage and Debris
remove old appliances from common area breezway
8.9 General Health and Safety/Interior Air Quality
strong odor of mold/mildew in unit, repair
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
2.3 Kitchen/Electrical Hazards
1. light inoperable,repair

2.install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting in both bathrooms, repair/replace
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
3.6 Bathroom/Ceiling Condition
hallway bath ceiling has excessive black discoloration
3.7 Bathroom/Wall Condition
hallway bath wall has excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill excessive black discoloration
5.3 Secondary Rooms/Electrical Hazards
Laundryroom light inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. co detector inoperable

2. hallway smoke hanging down
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. water heater closet water damaged, repair
1.1 Living Room/Living Room Present
2/8/24 no access, tenant changed locks, manager present
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. tenant remove items from around water heater
1.1 Living Room/Living Room Present
3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
3.7 Bathroom/Wall Condition
1. wall next to shower enclosure water damaged

2. towel bar missing, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inop

1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-847-8622
3/18/24 inspection canceled, OWNER HAS COVID

Tenant no show 12/22/2023 10;35am, door tag left on security door
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet, master bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
JC-3-28-24 Spoke to the owner and rescheduled the 4/1 inspection to 4/25
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation

1.1 Living Room/Living Room Present
CALL TENANT GLENDA UPON ARRIVAL FOR ACCESS 510-200-4466
JC-3-28-24 Spoke to the manager and rescheduled the 4/8 inspection to 4/16
3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list

1.8 Living Room/Floor Condition
carpet has exposed tack strip at entry to kitchen and patio

1.4 Living Room/Security
door knob not locking as designed, repair

2.11 Kitchen/Refrigerator
fridge deteriorating,rusting.discolored torn gasket, replace

2.3 Kitchen/Electrical Hazards
install GFI right of sink

3.12 Bathroom/Tub or Shower
master: master bath shower enclosure black discoloration, repair

hallway: tub enclosure black discoloration

3.6 Bathroom/Ceiling Condition
master: master bath ceiling black discoloration

3.7 Bathroom/Wall Condition
master bath: wall black discoloration/ water damaged, repair

4.5 Other Rooms/Window Condition
window leaking water, repair

5.2 Secondary Rooms/Security
laundryroom door hinges not working as designed

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: dryer making loud noise, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

3.12 Bathroom/Tub or Shower
tub peeling paint,repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
replace drip pans

clean oven and stove (tenant)

2.3 Kitchen/Electrical Hazards
install GFI right of sink

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

5.3 Secondary Rooms/Electrical Hazards
laundryroom ventilation fan inoperable,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall in laundryroom, black

7.4 Heating and Plumbing/Water Heater
1. water heater closet door frame deteriorating, repair

3. flue not connected as designed,repair

4. HWH discharge line must drain outside

2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. discharge line drain outside

1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit

2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.4 Living Room/Security
1. front entry door damaged, repair/replace

2. patio door black discoloration, repair
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.8 Bathroom/Floor Condition
floor has evidence of water damage, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan making loud noise, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building, all repairs must be completed
1.1 Living Room/Living Room Present
JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
1.1 Living Room/Living Room Present
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/9/24 no access, unit being worked on

JC-12-14-23 Rescheduled the 12/19/23 inspection to 2/9/24 (Property manager requested additional time to complete repairs)
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint, repair

7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch on drain line, repair
2.8 Kitchen/Floor Condition
floor bubbling, repair
2.10 Kitchen/Stove or Range with Oven
stove: burner on light stuck on, repair/replace stove
2.3 Kitchen/Electrical Hazards
install GFi right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.5 Kitchen/Window Condition
remove excessive black discolration
4.7 Other Rooms/Wall Condition
wall cracking/damaged around window, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom: washing machine not working as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on top staircase railings deteriorating/rotten, repair/replace
7.4 Heating and Plumbing/Water Heater
1. install earthquake safety straps

2. water heater flue cover next to roof pulling down, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have positive pitch for draining
7.5 Heating and Plumbing/Water Supply
sprinkler head in laundry room hanging wrong, repair
1.1 Living Room/Living Room Present
10/30/23 no entry dog in unit
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer next to fridge damaged,repair
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom vanity drawer broken/damaged,repair
3.7 Bathroom/Wall Condition
hallway bathroom wall damaged,repair
7.4 Heating and Plumbing/Water Heater
install HWH safety straps,
8.4 General Health and Safety/Garbage and Debris
excessive dog feces on patio, clean and remove
1.1 Living Room/Living Room Present
12/11/23 no access/no show

10/30/23 no access, loose dog in unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
2/12/24 no access, tenant refused
2.3 Kitchen/Electrical Hazards
install GFI right of sink

7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
2/12/24 no access, latch locked on door
2.3 Kitchen/Electrical Hazards
install GFI left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.4 Living Room/Security
deadbolt lock not working as designed,repair
2.3 Kitchen/Electrical Hazards
install GFi right of sink
7.4 Heating and Plumbing/Water Heater
Install HWH earhtquake safety straps
1.1 Living Room/Living Room Present
CH-10-26-23 R/S from 10-31-23 to 119-23 tenant has DR appt
Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. install Flue exhaust, missing.
1.4 Living Room/Security
repair patio screen door
1.8 Living Room/Floor Condition
carpet bunching/deteriroating truout livingroom/hallway. repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,resurface tub
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
3.7 Bathroom/Wall Condition
towel bar missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter in laundryroom, clean/organize
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to building
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit

1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.13 Bathroom/Ventilation
fan not working as designed, replace/repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
4.7 Other Rooms/Wall Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
carpet water damaged, replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)
8.7 General Health and Safety/Other Interior Hazards
1. hallway smoke detector missing,install
8.9 General Health and Safety/Interior Air Quality
stong odor of mold/mildew in both bedrooms. repair
2.3 Kitchen/Electrical Hazards
1. install GFI outlet right of sink

2. replace burned outlet left of stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath sink stopper inop, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
10/31/23 no access, tenant not home, no key
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.3 Bathroom/Electrical Hazards
Gfi will not test /reset ,replace hallway bath
7.4 Heating and Plumbing/Water Heater
Install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.12 Kitchen/Sink
dishwasher leaking, repair/replace
2.3 Kitchen/Electrical Hazards
nstall GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. Install HWH earthquake safety straps

2. remove personal items from around water heater (tenant)
8.7 General Health and Safety/Other Interior Hazards
insatll common area CO detectors
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet no flushing as designed,repair master
3.12 Bathroom/Tub or Shower
1. shower doors leaking master

2. shower enclosure door frame peeling paint
3.7 Bathroom/Wall Condition
wall has evidence of water damage,repair master bath
5.3 Secondary Rooms/Electrical Hazards
dryer in laundryroom inop,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.11 Kitchen/Refrigerator
light inop,repair
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
7.4 Heating and Plumbing/Water Heater
1. water heater closet has black discoloration,repair

2. install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling paint,repair
4.5 Other Rooms/Window Condition
window pane broken,replace window
7.4 Heating and Plumbing/Water Heater
1. water heater discharge line can not have positive pitch, repair

2. install HWH earthquake safety straps
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace
2.3 Kitchen/Electrical Hazards
install Gfi right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to exterior of building
7.4 Heating and Plumbing/Water Heater
1. HWH closet door frame water damaged, repair

2. Install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
remove excessive cat feces from area under bedroom window,
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink master bath rusting/deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration,master bath
3.7 Bathroom/Wall Condition
remove black discoloration, master bath
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair

5.2 Secondary Rooms/Security
laundryroom door knob not working as designed, repair
1.8 Living Room/Floor Condition
carpet bunching up, repair
3.12 Bathroom/Tub or Shower
1. master bath shower enclosure peeling, repair

2. hallway bath tub peeling, repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrown vegetation , remove fire hazard
8.9 General Health and Safety/Interior Air Quality
strong stinch coming from ventilation, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
4.7 Other Rooms/Wall Condition
wall master bedroom peeling,repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bath: sink rusting, repair/replace
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
3.7 Bathroom/Wall Condition
master bath: wall has black discoloration, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
2/8/24 no access, no key
1.8 Living Room/Floor Condition
carpet has exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
tub peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has evidence of water damage, repair
1.1 Living Room/Living Room Present
2/8/24 no access, no key
2.10 Kitchen/Stove or Range with Oven
vent light over stove inop, repair

2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing, install
2.3 Kitchen/Electrical Hazards
install GFI right of sink
7.4 Heating and Plumbing/Water Heater
1. install Earthquake safety straps

2. personal items around water heater (tenant)
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
12/12/23 no access, not notified

10/31/23 no acccess, tenant needs resceudled, not having a good day
1.3 Living Room/Electrical Hazards
hallway light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
dryer broken/inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean
1.1 Living Room/Living Room Present
3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.4 Heating and Plumbing/Water Heater
1. hole in wall in water heater closet,repair

2. bottom cover for water heater missing,install
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH closet has black discoloration,remove
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.12 Kitchen/Sink
dishwasher not anchored to countertop, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector beeping constantly, repair
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

1.1 Living Room/Living Room Present
11/3/23 no entry, tenant not ready for inspection
7.4 Heating and Plumbing/Water Heater
evidence of water damage in water heater closet., repair
1.1 Living Room/Living Room Present
11/3/23 no access/no key
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
straps loose, repair
2.10 Kitchen/Stove or Range with Oven
1. ventilation fan light inop,repair

2. microwave door handle missing,repair
1.7 Living Room/Wall Condition
baseboards water damaged,repair
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
1.tub diverter not working as designed,hallway bath

2. master bath shower enclosure black discoloration,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration master bath
1.6 Living Room/Ceiling Condition
ceiling cracking,repair
3.6 Bathroom/Ceiling Condition
ceiling has evidence of water damage,repair
4.6 Other Rooms/Celing Condition
bedroom ceiling peeling paint,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.8 Living Room/Floor Condition
carpet bunching up, repair/replace safety haz
1.1 Living Room/Living Room Present
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood on staircase railings deteriorating, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
8.4 General Health and Safety/Garbage and Debris
remove old appliances from breezway in front of unit
2.3 Kitchen/Electrical Hazards
install GFI right of stove
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. pipes on water heater have corrosion, repair
1.1 Living Room/Living Room Present
CH-1-26-24 owner call in said that the appliances are tenant owned

2.10 Kitchen/Stove or Range with Oven
2/15/25 not repaired.
All burners on stove are not self lighting, repair

Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove

Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle across from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor (level 1)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (level 1}

Recaulk tub unit. damaged caulk from water damage (level 1)
3.6 Bathroom/Ceiling Condition
Repair peeling paint on ceiling
3.7 Bathroom/Wall Condition
Repair damaged wall left side of toilet (level 1)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to remove excessive amount of personal items in room to allow access
7.4 Heating and Plumbing/Water Heater
Install discharge pipe on water heater that meets minimum requirement of 6" above level ground
1.1 Living Room/Living Room Present
1/12/24 tenant not notified
2.2 Kitchen/Electricty
2/15/24 Lights out in kitchen ceiling.
4.2 Other Rooms/Electricity/Illumination
2/15/24 hallway lights out. Replace light bulbs.
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install GFI right of sink
3.12 Bathroom/Tub or Shower
shower handle broken,replace
4.5 Other Rooms/Window Condition
window sill deteriorating,repair
4.7 Other Rooms/Wall Condition
evidence of water damage,repair
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
30 minute PRE-CALL 415-996-3213
JC-4-9-24 Spoke to the owner and rescheduled the 4/18 inspection to 4/19 - owner did not seem to have any knowledge of the notes below regarding a r/s from 4/8 to 4//18...
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
1.1 Living Room/Living Room Present
unit address is 166 S 37th St
1-10-24 address 3713 Florida Ae # 3 is not the correct address go to 166 S 37th St ph# 510-379-8978

JC-12-18-23 Spoke to the property manager who called and advised the owner only owns 2 units (3713 Florida and 3715 Florida) there is not an apartment 1,2, and 3. Reviewed the owners file and confirmed the owner indicated he owns 3 units. Advised the property manager the owner will need to submit something in writing confirming the total number and correct address.
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
2.13 Kitchen/Space for Storage, Prep and Serving
wood trim on front of sink deteriorating, repair/replace. water damaged
3.12 Bathroom/Tub or Shower
resurface/repair tub worn to metal/rusting
4.7 Other Rooms/Wall Condition
repair peeling paint
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no show 2:23 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:07 pm Heritage park apt
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

Inspection to be done at A312 instead
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.
4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound
8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.
3.4 Bathroom/Security
Repair / replace damaged door frame
3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no show, dog barking inside

2/26/24 no show, dog barking inside

1/16/24 no show 11:03 pic

12/1/23 no access, tenant not notified
1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified of inspection

2/26/24 no show 11:02 am dog barking inside

1/16/24 no show 11:05 am
1.8 Living Room/Floor Condition
carpet deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. recaulk tub enclosure, excessive black discoloration

2. tub worn to metal, resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop,repair
1.1 Living Room/Living Room Present
2/26/24 no access, tenant not notified of inspection
1.6 Living Room/Ceiling Condition
ceiling has black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install GFI outlets
3.3 Bathroom/Electrical Hazards
install GFI outlet
4.6 Other Rooms/Celing Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
4/1/24 no show, orange house, van in driveway, dog barking in unit

2/26/24 no access to front door, large dog on front porch, van in driveway. pic

1/18/24 - No show 12/4/23 1:47 pm.

pm orange house.no show 2:40 pm no access, front gate locked, burnt orange house, red honda in driveway
1.1 Living Room/Living Room Present
4/1/24 no access ,person who answered door not notified of inspection

2/26/24 no access, person who answered door said people who live at house was not home,
2.10 Kitchen/Stove or Range with Oven
1. replace grease screen

2. vent light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Water heater must be equipped with Earthquake safety straps on top and bottom.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. 1/18/24 flooding in yard. Fix yard drain.

1. cut overgrown vegetation in back and side yards

2. evidence of yard flooding, fix yard drainage. health and safety hazard
8.4 General Health and Safety/Garbage and Debris
clean back yard

1.1 Living Room/Living Room Present
4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration
repair health and safety hazard
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, management did not notify tenants of inspection,spoke to management
8.7 General Health and Safety/Other Interior Hazards
1. install CO detector
8.8 General Health and Safety/Elevators
1. elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, rerpair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover on top of elevator is missing, exposed wires, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 10:25 am Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:44 pm, Heritage Park apartments
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 1:24pm Heritage park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired

1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1.8 Living Room/Floor Condition
floor black,repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
1. countertop trim pulling off

2. cabinet door facia peeling/det,repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
CH-4-4-24 R/S from 4-22-24 to 4-25-24 Owner said can not do Mondays Pre call 30 min prior 510-309-3436
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manage advised there was no notice of an inspection today and will need several days to notify the tenant. must reschedule.
4.5 Other Rooms/Window Condition
excessive brown discoloration,remove
4.6 Other Rooms/Celing Condition
excessive brown discoloration, remove
4.7 Other Rooms/Wall Condition
excessive brown discoloration,repair
8.9 General Health and Safety/Interior Air Quality
1. Unable to complete inspection due to excessive cigarette smoke.
1.1 Living Room/Living Room Present
CH-1-24-24 E/S from 1-25-24 to 2-1-24 owner is sick pre call 30 min prior 510-453-2673
1.4 Living Room/Security
gaps around front door allowing cold air and moisture inside, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison
2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.
3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/4/24 No show 11:15 am. light gray house.

2/27/24 no show,light gray house 12:07

1.7 Living Room/Wall Condition
door peeling paint livingroom

3.1 Bathroom/Bathroom Present
family room bathroom

3.3 Bathroom/Electrical Hazards
1. 1/19/24 no GFI in family room and bathroom.

install GFI in family room bathroom

3.8 Bathroom/Floor Condition
floor sinking down around toilet, replace floor

5.3 Secondary Rooms/Electrical Hazards
light in garage missing cover, install

7.4 Heating and Plumbing/Water Heater
HWH discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install co detector in family room, room has enclosed heater

1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison

3.5 Bathroom/Window Condition
window will not stay up as designed,repair

5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room

8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom

1.1 Living Room/Living Room Present
4-5-24 Pre call 30 min peior 415-618-9768
4/4/24 no show 12:00 p.m. Beige/orange house.

2/27/24 orange house
no access, tenant not notified

1/19/24 9:21 am, denied entry still sleeping. orange house.

JC-3-4-24 Spoke to the owner she updated her address with another department but not ours last year so the first 3 notices that went out were not received. Owner emailed the request to change address. Advised we cannot waive the re-inspection fees.
12/5/23 no show 2:25 orange house/red shutters
1.1 Living Room/Living Room Present
2/27/24 no access, tenant not home, manager present

CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to
Pre call 30 min prior 510-851-9800
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair/replace
1.1 Living Room/Living Room Present
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area
1.1 Living Room/Living Room Present
3/1/24 no show 1:50 pm

CH-1-3-24 R/S from 1-9-24 to 1-22-24 PM call in said just found out tenant has covid
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.12 Bathroom/Tub or Shower
1. right front bedroom bathroom tub diverter not working as designed

2. left front bedroom bathroom shower doors not secure,repair
3.3 Bathroom/Electrical Hazards
install GFi outlets both upstairs baths
5.4 Secondary Rooms/Other Potential Hazardous Features
garage laundry area walls, evidence of water damage,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on level 1 and level 3
1.1 Living Room/Living Room Present
4/4/24 No show 9:27 am. brown house with red trim. 3/1/24 no show 1:34 brown house, blink doorbell camera,dog barking in unit,white car in driveway

1/22/24 no show 11:05am brown house, blink doorbell camera

12/8/23 no show brown house, regal boat in driveway
8.7 General Health and Safety/Other Interior Hazards
install co on main level of home, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-3-6-24 Pre call 30 min prior 510-691-8141
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, unit red tagged

1. Under construction.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.
4.4 Other Rooms/Security
1. Holes in upstairs closet doors.
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present
1.4 Living Room/Security
Gaps around front door
3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable
6.1 Building Exterior/Condition of Foundation
Install Unit Number
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable
8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down
1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.
3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged
1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.
2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.
1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-4-5-24 Rescheduled the 4/15 inspection to 4/26 - repairs are not done per the pm
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner out of town
1.1 Living Room/Living Room Present
4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.
1.1 Living Room/Living Room Present
4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.

3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.

1.1 Living Room/Living Room Present
4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house

1.1 Living Room/Living Room Present
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.

2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace

3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair

3.7 Bathroom/Wall Condition
toilet paper holder missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector

8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
CH-2-12-24 E/S from 2-15-24 to 3-1-24 owner said tenant can not get off work he will check with them for a good date
JC-11-21-23 OWNER GAVE APPROVAL/AUTHORIZATION FOR THE TENANT TO CALL IN AND R/S THEMSELVES
JC-11-21-23 Spoke to the owner who called and requested the 11/30 inspection be r/s. Tenants have to work.
8.7 General Health and Safety/Other Interior Hazards
Install smoke and co2 detectors in common hallway areas.
1.1 Living Room/Living Room Present
JC-4-9-24 Did not reschedule the 4/5 inspection in error confirmed 4/26 with the owner but decided after the call to cancel this inspection and scheduled another one of the owner units (161 S 41st st) since this unit is vacant and the owner continues to call in to ask for reschedules.
2/1/24 no access, gate locked 11:37 am

1/5/24 no access, gate locked
8.1 General Health and Safety/Access to Unit
Unit under renovation, finish renovation
1.1 Living Room/Living Room Present
2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
3/4/24 no access, management/tenant stated not notified of inspection

1/29/24 no access, no key
2.1 Kitchen/Kitchen Area Present
dishwasher inop
1.1 Living Room/Living Room Present
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard
1.1 Living Room/Living Room Present
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

1.1 Living Room/Living Room Present
4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit

1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.5 Living Room/Window Condition
screen tattered, replace

1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

3.3 Bathroom/Electrical Hazards
install light fixture cover

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

1.1 Living Room/Living Room Present
CH-2-13-24 R/S from 2-27-24 to 3-18-24 owner states need more time

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
tile loose front bathroom tub enclosure,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet in master bath inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
garage exit door to outside blocked by tenants belongings, no eggres
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and clean dust from air intake vent
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked
8.1 General Health and Safety/Access to Unit
no access to rear unit, owner must provide access at next inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
replace damaged Gfi outlet outside rear door,
8.7 General Health and Safety/Other Interior Hazards
rear common area smoke detector inop,repair
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.1 Living Room/Living Room Present
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-876-1364 Alison
03/15/24- Tried calling owner to schedule another inspection due to inspector not being able to make it to 03/01 inspection. Left detailed msg stating inspection date for 04/16 from 9am-12pm. M.T
11/30/23 no show light brown house, brown honda in driveway
JC-2-7-24 Tenant called and advised he does not believe anyone went out on 11/30, but the GFCI have protections in the garage. Advised him to notify the inspector of that like he did in prior years (tenant was not at the 1/18 inspection to advise).
JC-2-7-24 Spoke to the owner who called about the GFCI fail and asked why that never failed in prior years? Explained I cannot verify why another inspector did not fail it, but it is required to be fixed. Owner then disputed the re-inspection fee because he claimed the tenant was present on 11/30 asked why they never called in November. Owner advised the tenant did call. They may call back.
3.3 Bathroom/Electrical Hazards
1. Bathroom 1 & 2 - outlets need to be replaced with GFI outlets next to the sinks.
1.1 Living Room/Living Room Present
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.
1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner who called and requested to reschedule the inspection due to an injury. Rescheduled the 4/11 inspection to 5/14.

1.1 Living Room/Living Room Present
4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the manager Jess and rescheduled the 4/12 inspection to 4/26 - they need additional time to make repairs.

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

1.1 Living Room/Living Room Present
JC-4-9-24 Spoke to the owner and rescheduled the 4/12 inspection to 5/6 - owner will be out of town

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
3/5/24 no show 1:21 green house,, car on jacks in driveway
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
1.7 Living Room/Wall Condition
repair cracking on wall
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
3.5 Bathroom/Window Condition
install missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
1.1 Living Room/Living Room Present
4/1/24 no show 10:12 am gray building, cameras on building

2/26/24 tenant not notified, no access

1/18/24 No Show 12:48 p.m. Gray building bottom left unit.
12/7/23 no show gray building bottom left unit, 2:05 pm

1.1 Living Room/Living Room Present
4/1/24 no show 10:07 bam gray building cameras on building

2/26/24 no show 1:54 p.m. gray building

1/18/24 - No Show 12:46 p.m. gray building, top unit.

12/7/23 no show 2:07 pm gray building , top right unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:15 am gray building cameras on building

2/26/24 no show 1:50 pm gray building

12/7/23 no show 2:03 top right unit, gray unit
1.1 Living Room/Living Room Present
4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
4/9/24 no show 11:28 gold building, gate locked
2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen
4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
3.3 Bathroom/Electrical Hazards
install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

1.1 Living Room/Living Room Present
4/9/24 no show tan building 12:54 door locked

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

3.5 Bathroom/Window Condition
install missing screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.6 Other Rooms/Celing Condition
remove black discoloration from ceilings in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
1, outlet inoperable rear left bedroom

2. light flickers, repair

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
4/9/24 no access, language barrier

1.1 Living Room/Living Room Present
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
GATE CODE: #2871
JC-4-11-24 Owner called and advised the roof work will start on 4/18 rescheduled inspection to 5/10 CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

3.3 Bathroom/Electrical Hazards
install GFi outlets in both upstairs bathrooms

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to Cherry and scheduled a r/i for 7/19am - repairs done
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702
Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

2.10 Kitchen/Stove or Range with Oven
kitchen ventilation fan on ceiling full of dust and grease, repair

2.12 Kitchen/Sink
kitchen sink leaking,repair

5.2 Secondary Rooms/Security
laundryroom exit door knob, broken, not working as desiged, safety hazard, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
4/1/24 CH owner called to schedule another inspection
CH-5-3-21 Pre call 30 min prior 510-767-1267
MZ 1/14 Owner called in. Tenant has new baby and doesnt want the inspection right now. Changed from 1/21 to 4/5 9-12
MZ 11/30 Owner called in. Tenant has new baby doesnt want anyone in. Changed from 12/2 to 12/30 11-2
CH-11-19-20 R/S from 11-20-20 to 12-2-20 owner states tenant has a funeral to go to. Pre call 30 min prior 415-506-8146
NE at 12:15 pm on 12/30/20. Tenants refused due to COVID 19.
NE at 10:40 am on 4/5/21. Tenant not notified.
NE at 10:20 am on 7/6/21. Tenant unavailable.

2.11 Kitchen/Refrigerator
Replace damaged frig gasket; Repair inoperable light

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing aerator

3.4 Bathroom/Security
Remove keyed locks from interior doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed locks from interior doors (All bedrooms)

6.4 Building Exterior/Condition of Exterior Surfaces
Replace exterior outlet cover; Repair damaged side gate (4/5/24 items still failed)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector - 1st floor hall

1.1 Living Room/Living Room Present
4/11/24 unit is Section 8, owner submitted proof

1.1 Living Room/Living Room Present
4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.1 Living Room/Living Room Present
4/11/24 No show. Met with owners son Ken tenant changed locks on the door, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-4-12-24 Pre call 30 min prior 415-949-9185

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
12/4/23 no show 11:18 am white house

2.3 Kitchen/Electrical Hazards
install GFI outlets, safety hazard

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.1 Living Room/Living Room Present
1/12/24 no access, language barrier
JC-3-4-24 PRE-CALL 510-932-4894

1.3 Living Room/Electrical Hazards
remove wires hanging from outlet on ceiling in hallway

2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration both bathrooms

3.7 Bathroom/Wall Condition
remove excessive black discoloration both bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. hot/neutral wires reversed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
flooring is buckling up, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
1/30/24 no show 1:38 pm white duplex

11/17/23 no show 11:35 am white/duplex

9/19/23 no show 2:28 pm white duplex/brick bottom

2.10 Kitchen/Stove or Range with Oven
light in oven inoperable, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6ft of water source

3.12 Bathroom/Tub or Shower
tub diverter knob leaking from base,repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6ft of water source

3.5 Bathroom/Window Condition
window deteriorating, rusting/cracked. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard and on building

1.1 Living Room/Living Room Present
1/16/24 no access, tenant sick,

12/1/23 no access, tenant not notified, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.8 Other Rooms/Floor Condition
unable to perform inspection in bedroom, clutter/unsanitary conditions

6.3 Building Exterior/Condition of Roof and Gutters
gutter falling off building, full of debris, repair

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit,declutter unit

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, tenant called owner,waited on owner he said no to inspection due to him not knowing about inspections

1.7 Living Room/Wall Condition
closet door frame damaged,repair

1.8 Living Room/Floor Condition
install transition strips at entry to bedrooms

2.10 Kitchen/Stove or Range with Oven
microwave door handle broken,replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-2-9-24 R/S from 2-13-24 to 3-4-24 owner will be out of town Pre call 30 min prior 415-290-7381
11/20/23. No access, owner refused inspection due to not knowing about inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit

1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture

3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard

3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair

4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison

1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

1.1 Living Room/Living Room Present
1/15/24 no access, owner present, tenant not home

JC-1-18-24 Spoke to the property manager who called and advised this tenant is unresponsive and will not respond to any letters or message sent to him. Advised he can post notice for the inspection.
CH-12-14-23 R/S from 12-22-23 to 1/15/24 owner said tenant will be out of town for the holidays as he will be to Pre call 30 min prior 510-851-9800

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install gfi outlet

2.8 Kitchen/Floor Condition
flooring deteriorating,lifting,replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink deteriorating,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke and co detector inoperable,repair
8.9 General Health and Safety/Interior Air Quality
clean unit,unsanitary conditions
1.1 Living Room/Living Room Present
1/25/24 no access, tenant not notified of inspection

CH-1-8-24 Owner is mailing the proof this unit is section 8 r/s for 2 weeks
3.6 Bathroom/Ceiling Condition
repair excessive cracking
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom ceiling peeling paint,repair
7.4 Heating and Plumbing/Water Heater
1. water heater has excessive corrosion. 2. Hot water heater is located inside , install pan and pressure release valve pipe must run outside, safety hazard.
1.1 Living Room/Living Room Present
1. 1/19/24 No Show 12:59 p.m. Gray house, blue trim.
2.12 Kitchen/Sink
bottom of cabinet under sink,water damaged, repair
3.3 Bathroom/Electrical Hazards
replace rusting light fixture
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase has rottten/loose boards and nails pulling up, repair/replace
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pressure Release valve/discharge pipe damaged. replace
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. upstairs
2.13 Kitchen/Space for Storage, Prep and Serving
wall missing in cabinet under sink,repair
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs replacement. deteriorating
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
wall damaged,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. heater inoperable, repair

2. heater full of dust, clean
7.4 Heating and Plumbing/Water Heater
1. water heater shed evidence of water damage,repair

2. hot water heater pipes leaking,repair
1.8 Living Room/Floor Condition
1. floor damaged at entry to kitchen,repair

2. install transition strip
2.7 Kitchen/Wall Condition
kitchen entry frame damaged,repair
4.3 Other Rooms/Elecrtical Hazards
outlet cover broken,replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install co detector in rear unit

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open spaces in fuse box,open electrical

3.13 Bathroom/Ventilation
vent fan rusting/peeling, deteriorating, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets,safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior rear light fixture inoperable,repair

1.3 Living Room/Electrical Hazards
hallway light fixture inoperable,repair

1.4 Living Room/Security
front door weatherstipping deteriorating,replace

1.6 Living Room/Ceiling Condition
hallway ceiling black,repair

2.11 Kitchen/Refrigerator
light inside inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window deteriorating,missing screen, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside

1.1 Living Room/Living Room Present
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub rusting,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install proper Earthquake straps needed on top and bottom. and installed to studs on wall

8.7 General Health and Safety/Other Interior Hazards
install common area co detector in down common area

1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace

1.1 Living Room/Living Room Present
4/15/24 no access gated community

3/12/24 no access, gated community

1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.

1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed

1.1 Living Room/Living Room Present
4/12/24 no show 11:11 tan duplex

3/19/24 NO access, tenant not notified

JC-2-26-24 Spoke to the owner who advised this unit is owner occupied and 1612 is the rental. Advised her to send proof of that as soon as possible.
2/22/24 no show 11:32 am pic

1/9/24 no show 1:37 unit is a duplex, knocked on both doors, gray suv in yard, black gate in front

1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway

2.12 Kitchen/Sink
cabinet under sink water damaged, repair

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
2.4 Kitchen/Security
patio door missing screen
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
1.1 Living Room/Living Room Present
4/12/24 no access, tenant sick

3/18/24 no show 10:52am tan house/blue trim

PLEASE NOTE ON ROUTE: PLEASE WEAR FACE MASK AND GO AS EARLY AS POSSIBLE.
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
2.8 Kitchen/Floor Condition
floor deteriorating,replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite
2.7 Kitchen/Wall Condition
excessive cracking,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation
1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox
2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair
8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.3 Kitchen/Electrical Hazards
install Gfi outlets,safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets ,safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove exterior pad lock from bedroom door, safety hazard

8.1 General Health and Safety/Access to Unit
garage exit door blocked, safety hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screen in dining room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom/basement flooring deteriorating,replace

6.3 Building Exterior/Condition of Roof and Gutters
rear gutters pulling down,clogged, not connected to downspout,repair/replace

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co/smoke detector in laundryroom/basement

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.12 Kitchen/Sink
recaulk behind sink

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.12 Bathroom/Tub or Shower
remove excessive black discoloration from shower enclosure

1.1 Living Room/Living Room Present
PRE-CALL 510-450-1434

2.5 Kitchen/Window Condition
install screens on window

3.12 Bathroom/Tub or Shower
tub enclosure peeling paint,repair

4.5 Other Rooms/Window Condition
install screens on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install banisters on staircase railings

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing,install

1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim

7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
1.1 Living Room/Living Room Present
4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified
2.12 Kitchen/Sink
4/16/24 Facet loose at sink.
2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.
2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.
1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
2.3 Kitchen/Electrical Hazards
install Gfi outlet in kitchen
6.3 Building Exterior/Condition of Roof and Gutters
gutters leaking/clogged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
4/16/24 - No show 12:47 p.m. White and brown unit. Photos taken.

3/11/24 no access, gated community, called from call box, no answer

1/15/23 no access, gated community

11/30/23 no access, gated community, no precall on list
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.1 Living Room/Living Room Present
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.12 Kitchen/Sink
low water pressure,repair
3.3 Bathroom/Electrical Hazards
light switch not working as designed,repair
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing onto house
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,
4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair
3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.
3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.
4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.
4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.
4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.
1.1 Living Room/Living Room Present
JC-4-18-24 Spoke to the owner and rescheduled todays inspection to 4/30 - confirmed with inspector. Owner did not notify the tenant of todays inspection because they did not read the date on the letter
2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
please call 615-336-1710 upon arrival for access
3/18/24 no access, gated community
1/11/24 no access, gated community
2.3 Kitchen/Electrical Hazards
Gfi will not test/rest, replace left of sink
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair
1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working
1.1 Living Room/Living Room Present
4/18/24 No show 9:23 am Beige and white house.
3/14/24 no access, tenant not notified

2/15/24 NS 9:41 am. white beige house
1/12/24 no show 2:32pm brown house/white trim pic
1.1 Living Room/Living Room Present
1/12/24 no access, tenant not notified

12/1/23 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink, safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and common area co detector
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection
2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring
1.1 Living Room/Living Room Present
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
3/18/24 no show 11:46 tan duplex,front unit

1/11/24 no access, owner present, tenant did not open door
1.3 Living Room/Electrical Hazards
ceiling fan light cover broken, repair
1.4 Living Room/Security
security sceen door deteriorating/cut hazard, replace
1.6 Living Room/Ceiling Condition
excessive black discoloration, repair
1.7 Living Room/Wall Condition
remove excessive black discoloration, repair
1.8 Living Room/Floor Condition
floor ing in livingroom/hallway buckled, repair/replace
2.10 Kitchen/Stove or Range with Oven
oven broken and burners will not self-ignite, repair/replace

2.12 Kitchen/Sink
faucet broken/leaking, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. cabinet drawers and doors broken, and countertop deteriorating/damaged, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling paint,resurface
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration and repair damaged wall, evidence of water damage
4.5 Other Rooms/Window Condition
burglar bars do not open, safety/fire hazard, repair/replace all bedrooms and install screens
4.7 Other Rooms/Wall Condition
repair holes and remove excessive black discoloration from walls of all bedrooms
4.3 Other Rooms/Elecrtical Hazards
switchcover plate broken,replace
4.4 Other Rooms/Security
bedroom door off hinges, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
clean garage and remove excessive trash and debris
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
8.4 General Health and Safety/Garbage and Debris
clean yard and remove all non used items and debris
8.7 General Health and Safety/Other Interior Hazards
common area co detector and smoke detectors missing,inoperable, replace
8.9 General Health and Safety/Interior Air Quality
unit has unsanitary conditions, clean unit (tenant)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
light fixture inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling upstairs hallway bath
3.6 Bathroom/Ceiling Condition
ceiling peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light fixture removed,exposed electrical, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector/co detecot in room off kitchen, used as sleeping room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking/staircase has deteriorating/rotten wood, repair/replace
8.2 General Health and Safety/Exits
rear exit to staircase upstairs deadbolt will not lock,repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector upstairs common area
1.1 Living Room/Living Room Present
CH-4-19-24 Owner wants a pre call 707-342-2340
4/18/14 No show. Tenant had no knowledge of inspection would not allow entry.

3/14/24 no show cream house

1/16/24 no show 1:29 cream house, black audi truck in driveway

12/4/23 no show 11:48 cream house black audi truck in driveway
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
JC-4-19-24 Spoke to the owner and rescheduled the 4/30 inspection to 5/21 - tenant is not available.
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-4-19-24 Owner spoke to CH and confirmed 4/18, but the date was not changed. Waived r/i fee, and rescheduled the inspection to 5/9. Called the owner and left a detailed msg.
4/8/24 - Tenant is Psychotherapist and stated she received no notice from the owner regarding the inspection and would not allow entry.

3/11/24 no access, gated community, called from call box, no answer

JC-3-6-24 Spoke to the resident who called to reschedule the inspection advised we will need approval from the owner to reschedule with her.

1.1 Living Room/Living Room Present
3/14/23 no access, tenant not notified

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

6.3 Building Exterior/Condition of Roof and Gutters
1. roof overhang deteriorating,water damaged,peeling, repair

2. clean and connect gutters and downspouts

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

1.1 Living Room/Living Room Present
4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex

1.1 Living Room/Living Room Present
4/19/24 no access, tenant not feeling well, manager present

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-22-24 Spoke to the owner and rescheduled the 4/26 inspection to 5/20 - carpet replacement is not complete.
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town

1.3 Living Room/Electrical Hazards
replace damaged, outlet

1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace

2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace

4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair

8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
Owner called at 11:52am the day of inspection to provide the gate code #2331

1.1 Living Room/Living Room Present
call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire

1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:19 pm spoke to tenant on ring doorbell, she was not notified of inspection

3/5/24 no show 1:16pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24. No show 12:41 pm. Tan building top right unit

3/5/24 no show 1:03 pm tan building
1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
1.1 Living Room/Living Room Present
4/22/34 no access, gated community (pic)
5.4 Secondary Rooms/Other Potential Hazardous Features
repair cracking on wall in basement
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

1.1 Living Room/Living Room Present
CH-3-22-24 R/S from 3-29-24 to 4-22-24 Owner said still waiting on parts
JC-11-2-23 Spoke to the owner who called and advised he received a notice for 609 21st St, but does not own that unit. Cancelled that inspection and scheduled 601 in its place.

1.3 Living Room/Electrical Hazards
2/15/24 outlet burned, not fixed.
outlet burned, replace

2.3 Kitchen/Electrical Hazards
install GFI outlet

3.3 Bathroom/Electrical Hazards
2/15/24 GFI not installed.
install GFi outlet

3.5 Bathroom/Window Condition
2/15/24. no screen
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2/15/24 heater not working.
heater in op repair

8.2 General Health and Safety/Exits
2/15/24 not cleared.
all emergency exits must be accessible and clear paths, exit door in garage is blocked, safety hazard, remove items

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

Exterminate for ants

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase

3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard

1.1 Living Room/Living Room Present
1/11/24 no access. property manager present, but tenant stated he did not receive notice. did not allow entry

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
excessive clutter in unit, declutter unit

1.1 Living Room/Living Room Present
JC-2-23-24 Owner called in to reschedule. Owner disconnected the call during the hold or call dropped. Called the owner back and left a message at 2:20pm.

1.6 Living Room/Ceiling Condition
Ceiling cracking, repair
3.12 Bathroom/Tub or Shower
1. Tub peeling,repair

2. Replace deteriorating overflow valve

3. Recalls around tub
1.1 Living Room/Living Room Present
3/27/2024 Owner called to reschedule. Needs more time on repairs. Moved from 4/1/2024 to 4/25/2024 9am-12pm. Call 30min prior to arrival 510-815-4423 unit B. Alison

1/15/24 no access, owner present tenant not home owner said he thought inspection was for unit C.

PRE-CALL 510-815-4423
JC-12-20-23 Spoke to the owner who called and advised the inspector did not go out on 11/27. Advised of the notes below and explained he will not receive a pre-call unless he requests one prior to the inspection date. Notated the pre-call for the 15th.
11/27/23 no show 12:51 tan triplex
2.10 Kitchen/Stove or Range with Oven
replace deteriorating hood vent over stove
1.1 Living Room/Living Room Present
CH-3-28-24 R/S from 3-15-24 to 4-25-24 Owner is out of the country
2.3 Kitchen/Electrical Hazards
Gfi not working as designed,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
1. Unable to perform inspection due to no power.
2. All utilities must be on at the time of inspection.
1.1 Living Room/Living Room Present
CH-2-29-24 E/S from 3-1-24 to 4-1-24 Owner needs more time to finish outside of house pre call 30 min prior 415-244-5254
2.10 Kitchen/Stove or Range with Oven
RF burner will not ignite,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
finish repair to house,under renovation
1.1 Living Room/Living Room Present
4/25/24 no show 9:59 am precalled, no answer

4/1/24 no show, top left unit 10:54, pre called, no answer

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
11/30/23 no show tan building
2.3 Kitchen/Electrical Hazards
install GFI outlet, safety hazard
2.5 Kitchen/Window Condition
install missing window screen
3.12 Bathroom/Tub or Shower
tub stopper inoperable, repair/replace
3.3 Bathroom/Electrical Hazards
install GFI outlet, safety hazard
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom and storage rooms have evidence of water damage, walls damaged, excessive black discoloration repair health and safety hazard

1.1 Living Room/Living Room Present
4/1/24 no access, tenant not notified

4/1/24 no show 10:54, called

CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant out of town Pre call 30 min prior 510-244-4656
1/15/24 no access, tenant not notified

11/30/23 no show brown building, bottom left unit
1.1 Living Room/Living Room Present
JC-4-26-24 Spoke to the owner and rescheduled the 5/20 inspection to 5/21
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Recaulk tub.
1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
1.1 Living Room/Living Room Present
4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside
7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation
1.1 Living Room/Living Room Present
CH-2-28-24 R/S from 3-5-24 to 3-18-24 owner has appt. pre call 30 min prior 510-860-7771
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detector in downstairs
1.1 Living Room/Living Room Present
2/28/2024 Owners daughter Gloria Buggs called to reschedule. They are n/a. Moved from 3/5/2024 to 3/18/2024 1pm-4pm. Alison
1.3 Living Room/Electrical Hazards
light fixture cover missing,install
3.5 Bathroom/Window Condition
install screen for rear bathroom
4.5 Other Rooms/Window Condition
install screen in master bedroom

replace broken window in master bedroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
clean garbage off roof (tenant)
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
4/26/24 no access, tenant not notified of inspection

2/15/24 NS 2:55 pm. Tenant stated owner didnt give notice of inspection would not allow entry.
1/12/24 no show light tan house/green trim
2.3 Kitchen/Electrical Hazards
Install Gfi outlet next to sink
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
Rear bathroom flooring deteriorating, replace
4.5 Other Rooms/Window Condition
1.Rear bedroom screen Window must be openable and remain open without props.
8.7 General Health and Safety/Other Interior Hazards
Co detector inoperable, repair
1.3 Living Room/Electrical Hazards
Replace burned outlet under window
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed,repair. Upstairs bathroom
3.3 Bathroom/Electrical Hazards
Install Gfi outlets both bathrooms
6.3 Building Exterior/Condition of Roof and Gutters
Clean gutters, fullbod debris
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
2.12 Kitchen/Sink
sink rusting,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
4/26/24 no show 1:14pm blue house
4.8 Other Rooms/Floor Condition
floor buckled up,repair
7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.
8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair
1.1 Living Room/Living Room Present
4/26/24 no show spoke to owner, tenant not home, owner needs rescheduled

4/4/24 No show 12:05 pm. Green and white house.

2/27/24 no access, owner did not notify tenant of inspection, needs to rescheudle,spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet is running constantly
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/4/24 No show 11:30 am. Gold house with brown trim.

2/27/24 no access, owner did not notify tenant of inspection, spoke to owner

JC-2-27-24 Owner called in at 10:15am requesting to reschedule the same day advising she spoke with Inspector as she did not notify the tenant. Called owner twice at 10:31am to advise we cannot reschedule the inspection, but she will receive a notice in the mail, but I could not get through to speak or leave a message. It seemed like she was picking up and disconnecting.
OWNER REQUESTS FOR INSPECTOR TO CALL EVENING OF 1/11/2024 AFTER 4PM. 510-978-1808
1/10/2024 PLEASE CALL RITA LANG 30MIN PRIOR 510-978-1808 NEEDS TO KNOW WHICH UNIT INSPECTOR IS GOING TO FIRST. 2910 CLINTON OR 814 SONOMA. Alison
3.5 Bathroom/Window Condition
window will not stay up as designed,repair
5.3 Secondary Rooms/Electrical Hazards
install cover plate on outlet in laundry room
8.7 General Health and Safety/Other Interior Hazards
1. install common area co detector and smoke detector in rear room

2. install common area co and smoke detector in top bedroom
1.1 Living Room/Living Room Present
4/26/24 no show 12:06 row house,last unit

4/5/24 no show 2:26 pm

3/7/24 no show 11:31 am cream grayish building,end unit
8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, repair
1.1 Living Room/Living Room Present
4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house
1.1 Living Room/Living Room Present
4/26/24 no show 12:30pm cream house,dog barking inside

4/8/24 - No show 9:52 am tenant said he had no notice of the inspection and would not allow entry.

3/11/24 no show cream house, dog in unit,
1.1 Living Room/Living Room Present
PRE-CALL TENANT 30 MINUTES PRIOR 775-742-6266 CALL OWNER IF NEEDED 4/8/24 2:01 p.m. no access to unit due to gated location. ADVISED OWNER MULTIPLE TIMES WE DO NOT CONDUCT INSPECTIONS ON WEDNESDAYS.
GATE CODE #179 - PRE-CALL OWNER 510-928-8298
JC-4-8-24 Spoke to the owner who called disputing todays missed inspection and advised the tenant is charging him for lost wages. Advised the inspector was not able to access the gated community. Owner was extremely upset about the situation. Advised we never rcvd a pre-call request or gate code until today.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/26/24 no show 11:26, gray house

4/8/24 No show 1:28 p.m. gray and white house. Inspector has photos.
3/11/24 no show 12:42 pm gray house
7.4 Heating and Plumbing/Water Heater
Hot water heater discharge pipe must run outside,safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings loose,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
4/8/24 no show 11:41 am gray and white house. Inspector has picture of the house.

PRE-CALL 510-829-4292
JC-4-8-24 Owner called and advised the tenant, and a handyman were there waiting for the inspector and there is no locked gate or access point. Contacted the inspector and confirmed no entry at 11:41am - owner was very upset, and advised they left a sign on the door. Notated pre-call for re-inspection.

2.3 Kitchen/Electrical Hazards
install Gfi outlet in downstairs kitchen

1.1 Living Room/Living Room Present
4/8/24 - No show 9:35 am green and white house. Inspector has photos.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
JC-4-29-24 Spoke to the owner and rescheduled the 5/16 inspection to 6/3. Owner will be out of town.

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair

2.5 Kitchen/Window Condition
install missing screen,

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize

3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair

4.5 Other Rooms/Window Condition
install missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-4-30-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/17 (owner can only do Fridays)

4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

1.1 Living Room/Living Room Present
5/2/24 - No show. Unable to enter.
JC-5-1-24 Tenant called and reported she is on s8 - advised we need proof from the manager/owner to cancel the inspection.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no access, tenant refusal

1.1 Living Room/Living Room Present
5/2- No show. Note on the door , do not enter.
Inspection to be done at A312 instead
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1.1 Living Room/Living Room Present

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.

2.3 Kitchen/Electrical Hazards
install Gfi outlet, safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlet, safety hazard

7.4 Heating and Plumbing/Water Heater
pressure release valve pipe must run outside,located in kitchen,safety hazard

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working

2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.

1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.

3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.

3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.

1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked

1.1 Living Room/Living Room Present
CH-4-18-24 R/S from 10-4-22 to 4-30-24 spoke with owner said out of town Pre call 510-325-4491
CH-9-8-22 R/S from 9-12-22 to 10-4-22 owner states parts have not came in yet Pre call 510-325-4491

2.10 Kitchen/Stove or Range with Oven
all burners must work as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop, repair

1.1 Living Room/Living Room Present
4/9/24 no show 12:54 light tan building door locked

8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window

3.3 Bathroom/Electrical Hazards
install light fixture cover

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard

1.1 Living Room/Living Room Present
JC-5-1-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31. Repairs are not done.
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified

1.5 Living Room/Window Condition
screen tattered, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair

3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair

6.3 Building Exterior/Condition of Roof and Gutters
clean gutters

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair

1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.

3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.

3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.

7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.

1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house

1.1 Living Room/Living Room Present
4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim

1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison

7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-2-24 Owner has finally resolved T issue will be back in town 1st week of June. r/s from 5/9 to 6/4
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior 510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken

7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 925-522-9294 (VACANT)
4/26/24 no show 1:14pm blue house

4.8 Other Rooms/Floor Condition
floor buckled up,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside, hot water heater is located inside unit, safety hazard

2. The water heater has an improper flue for venting , gasses.

8.6 General Health and Safety/Interior Stairs and Common Halls
floor buckling up in hallway,repair

1.1 Living Room/Living Room Present
JC-5-2-24 Spoke to the owner and rescheduled the 5/3 inspection to 6/3
4/18/24 No show 11:07 am yellow and blue trim.
2/223/2024 Owner called in needs to reschedule. Needs more time on repairs. Moved from 2/26/2024 to 3/22/2024 11am-2pm. Owner spoke with M.T. and confirmed. Alison
12//1/23 no access, tenant not notified of inspection

2.8 Kitchen/Floor Condition
floor is sinking down,evidence of water damage, repair/replace flooring

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Handles have excessive corrosion / discoloration.

Remove black discoloration around vanity.

4.2 Other Rooms/Electricity/Illumination
Light fixture making a buzzing sound

8.7 General Health and Safety/Other Interior Hazards
Throughout unit, door hinges are rusting

Correct evidence of moisture in unit

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

2.8 Kitchen/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

3.12 Bathroom/Tub or Shower
Bathroom tub or shower head has a leak.

3.4 Bathroom/Security
Repair / replace damaged door frame

3.7 Bathroom/Wall Condition
Correct peeling paint

Repair wall hole behind shower head

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling.

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
5/2/24 No show.
4/1/24 no access, gated community, called office from call box, no answer
2/22/24 no access, management not notified of inspections

1/4/23 no show 2:18 pm Heritage park, apt

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt

7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.

1.1 Living Room/Living Room Present
5/2/ No show. Unable to enter unit.
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/23 no access, maintanece person unit

1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections
8.8 General Health and Safety/Elevators
elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1/4/24 elevator safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.13 Bathroom/Ventilation
ventilation fan not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
5/2/24- No show. No access.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 not notified, no access
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
2.10 Kitchen/Stove or Range with Oven
replace drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio off, excessive feces from birds
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
1. permit expired

2. cover for top of elevator missing, repair
1.1 Living Room/Living Room Present
5/2/24 No show. No entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

no access, tenant states inspection canceled
1.1 Living Room/Living Room Present
5/2/24 No Show, no entry.
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:47 pm Heritage Park apt
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
8.8 General Health and Safety/Elevators
safety permit expired, update
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
tub diverter not working as designed
3.12 Bathroom/Tub or Shower
1. tub diverter not working as designed, repair

2. tub stopper not working as designed, repair
8.8 General Health and Safety/Elevators
safety permit expired, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair

1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:05 Heritage park apartments
1.1 Living Room/Living Room Present
5/3/24. No show, maintenance present,tenant not home

4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management
1/4/24 no show 10:27
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit
1.4 Living Room/Security
Gaps around door aowing cold air inside I side, weatherize door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
JC-5-6-24 Spoke to the owner and rescheduled the 5/6 inspection to 5/31- requested additional time to make repairs
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

1.1 Living Room/Living Room Present
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-406-1432
JC-5-6-24 Spoke to the owner and rescheduled the 5/10 inspection to 6/17 (owner lives out of state and will fly in)
pre Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
4/19/24 no show at 1:35pm, gated community

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
3/5/2024 Sonya (PM) called needs to reschedule. Tenant has a Dr.s appt. and would like to be there for inspection. Rescheduled from 3/8/2024 to 4/4/2024 1pm-4pm. Sonya confirmed. CALL 30MIN PRIOR 510-236-8366 Alison

2.3 Kitchen/Electrical Hazards
4/4/24 - No GFI, need to install.

3.3 Bathroom/Electrical Hazards
4/4/24 - No GFI need to install in all three bathrooms.

1.1 Living Room/Living Room Present
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath

3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms

4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent

7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.

1.1 Living Room/Living Room Present
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
30 MINUTE pre-call 415-336-4402
3/4/24 no show gray house,red door,green garage (pic)

JC-3-13-24 Manager calling repeatedly about pre-call request from 3/5. Emailed inspector pre-call number the night before inspection and confirmed rcvd. Manager is disputing he rcvd a call. No confirmation if pre-call was made. Sent email to pm on 3/7.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. staircase leading from backyard down to driveway has loose steps, repair

2. install handrailing for staircase leading down to driveway from backyard

7.4 Heating and Plumbing/Water Heater
install Hwh safety straps, upper and lower straps

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway

1.5 Living Room/Window Condition
repair damaged/cracking window frame

1.7 Living Room/Wall Condition
repair cracking on wall

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
low water pressure, repair

3.5 Bathroom/Window Condition
install missing screen

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair

1.1 Living Room/Living Room Present
4/4/24 - 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator light not working. 2.refrigerator shelving broken

4.4 Other Rooms/Security
1. Bedroom door damaged.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

1.8 Living Room/Floor Condition
1. Carpet need to be replaced in all rooms.

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and need several days to notify tenant.

4.4 Other Rooms/Security
1. Holes in upstairs closet doors.

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2/23/24 no access, locks changed, maintenance present

1.4 Living Room/Security
Gaps around front door

3.1 Bathroom/Bathroom Present
Both GFI outlets inoperable

6.1 Building Exterior/Condition of Foundation
Install Unit Number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable

8.1 General Health and Safety/Access to Unit
Install C02 upstairs / Stair railing base pulling down

1.1 Living Room/Living Room Present
4/4/24 2:15 pm. Property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
Install shower head, and wall showing signs of rust and black discoloration next to the tub

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m., property manager advised there was no notice of inspection and will need several days to notify tenant.

3.1 Bathroom/Bathroom Present
stopper control valve coming apart / shower enclosure damaged

1.1 Living Room/Living Room Present
4/4/24 2:15 p.m. Property manager advised there was no notice of inspection and will need several days to notify tenant.

2.11 Kitchen/Refrigerator
1. Refrigerator gasket insufficient.
2. Freezer door not closing.

1.1 Living Room/Living Room Present
JC-5-7-24 Received request to reschedule inspection repairs are not done. Rescheduled from 5/9 to 6/3
4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-7-24 Per manager repairs not done rescheduled from 5/14 to 6/3
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E
JC-5-8-24 Spoke to the owner and rescheduled the 5/9 inspection to 6/7 (owner disputing fails advised I would f/u)

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection

2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.

2.12 Kitchen/Sink
4/8/24 sink had sewer smell.

3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.

4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.

8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
1.1 Living Room/Living Room Present
CH-4-4-24 Pre call 30 min prior 510-418-0918
3/11/24 no show 11:17 am brown house
3.7 Bathroom/Wall Condition
4/8/24 Mold on bathroom wall.
1.1 Living Room/Living Room Present
5/9/25 No entry owner states has not received notice of inspection. Will call the office to reschedule.

CH-3-29-24 R/S from 4-1-24 to 4-8-24 part will be in 4/2
CH-3-15-24 R/S from 3-18-24 to 4-1-24 pm said tenant is sick Pre call 30 min prior 510-244-4656
11/30/23 no access, tenant not notified
2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite, repair/replace
4/8/24 burners not repaired.
2.11 Kitchen/Refrigerator
Refrigerator Not Functioning Properly. leaking water not working as designed, repair/replace
3.6 Bathroom/Ceiling Condition
evidence of water damage and leaking, repair
3.7 Bathroom/Wall Condition
toilet paper holder missing, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
laundryroom outlet cover broken, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom has evidence of water damage, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install CO detector
1.1 Living Room/Living Room Present
4/15//24 no show, spoke to manager on phone, not notified of inspection

1/12/24 no access, met with owner at unit, tenant not home and owner has wrong key,

CH-1-3-24 Pre call pm 30 min prior 415-425-8277
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.
2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard
1.1 Living Room/Living Room Present
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 6/16.
2/9/24 no access, no key

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew

1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
JC-5-9-24 Property manager requested an extension to complete repairs. Granted extension from 5/14 to 7/16.
3/28/24 no access, no key
1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-5-9-24 Manager advised the tenant tested positive for covid - rescheduled 5/14 inspection to 7/16.
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair
3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure
1.1 Living Room/Living Room Present
CH - PLEASE NOTE THAT THIS IS A 1-4PM INSPECTION ON THE INSPECTORS ROUTE FOR 5/30. -JC
1.1 Living Room/Living Room Present
JC-5-10-24 Spoke to the owner and rescheduled the 5/30 inspection to 6/6 - owner not available
1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
5/10/24 no access, tenant refused inspection, said she was on her way to work

4/19/24 no show 1:15 pm green duplex

1.1 Living Room/Living Room Present
5/10/24 no show

4/19/24 no show at 1:23pm

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/14/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-915-1615
JC-5-13-24 Spoke to the owner who advised there is not a GD present. Advised we would waive the R/I fee, but he will need to remove the switch and cover it which will be confirmed at the re-inspection. Owner is aware and confirmed.
3/8/24 no entry, owner present for unit a stated he was not notified of inspection for unit E

2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

1.1 Living Room/Living Room Present
PER OWNER 407 DOES NOT EXIST - SCHEDULED 401 IN ITS PLACE.

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who advised the tenants are moving in on 5/21 and doesnt wont the inspections two days later - requested July. Rescheduled the inspection from 5/23 to 6/17.

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants were not available for a 5/14 - rescheduled inspection to 5/24

1.1 Living Room/Living Room Present
JC-5-13-4 Spoke to the owner and rescheduled the 6/4 inspection to 7/16 - owner will be out of town until the end of June.

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the tenants are not available 5/20 - rescheduled the inspection to 6/11

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner and rescheduled from 5/14 to 6/21

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to the owner who called and advised the unit will not be ready on 5/14 rescheduled to 6/18
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
JC-5-13-24 Spoke to owner who called and advised she is not available - rescheduled inspection to 6/6

4.6 Other Rooms/Celing Condition
Ceiling has evidence of water damage, repair

3.12 Bathroom/Tub or Shower
master bath shower enclosure peeling paint, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

3.12 Bathroom/Tub or Shower
hallway bath tub chipping paint

3.7 Bathroom/Wall Condition
Remove black discoloration master bath

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
change filter for heater

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, peeling, repair/replace

4.3 Other Rooms/Elecrtical Hazards
outlet loose next to door, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. HWH closet walls damaged, repair

2. Install earthquake HWH safety straps

1.6 Living Room/Ceiling Condition
evidence of water damage,repair

1.8 Living Room/Floor Condition
floor damaged, replace

7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
1.6 Living Room/Ceiling Condition
evidence of water damage,repair
1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration
3.8 Bathroom/Floor Condition
flooring damaged, replace
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer front missing next to stove.
3.3 Bathroom/Electrical Hazards
GFI oulet inoperable, replace
1.1 Living Room/Living Room Present
3/25/24 no access, dog in unit
1.8 Living Room/Floor Condition
carpet ripped, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. exterior light fixture on wall next to front door inoperable,repair

2. finish repair to building
1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid
1.7 Living Room/Wall Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
towel bar missing,install
4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundryroom vent fan missing cover
7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)
3.3 Bathroom/Electrical Hazards
hallway bath light inop,repair
8.7 General Health and Safety/Other Interior Hazards

3.8 Bathroom/Floor Condition
flooring pullling up in front of tub
1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (manager requested additional time to make repairs)
2.11 Kitchen/Refrigerator
1. Handle broken/deteriorating, replace

2. shelves broken inside and door shelf railings missing
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
7.4 Heating and Plumbing/Water Heater
install Hwh earthquake straps
8.7 General Health and Safety/Other Interior Hazards
1. Co detector inoperable
3.8 Bathroom/Floor Condition
evidence of water damage,replace
4.6 Other Rooms/Celing Condition
ceiling has evidence of water damage, peeling, repair
1.1 Living Room/Living Room Present
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner who called and requested the inspection be rescheduled to June. Rescheduled the inspection from 5/28 to 6/11
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the manager and rescheduled the 5/28 inspection to 6/21- they are unavailable on 5/28 and would like a morning inspection.
1.1 Living Room/Living Room Present
JC-5-14-24 Spoke to the owner and rescheduled the 5/20 inspection to 6/11 - owner will be out of town
1.1 Living Room/Living Room Present
CH-4-1-24 r/s from 4-16-24 to 4-26-24 Pre call 510-459-5421
JC-3-12-24 PRE-CALL 510-459-5421 (OWNER REQUESTED THE SAME DAY OF INSPECTION ADVISED NO SAME DAY PRE-CALLS NOTED FOR RI)
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.
1.1 Living Room/Living Room Present
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
2.10 Kitchen/Stove or Range with Oven
1. vent light inop, repair

2. oven seal deteriorating, replace
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair
3.13 Bathroom/Ventilation
master bath ventilation fan inoperable, repair
3.6 Bathroom/Ceiling Condition
1. hallway bath ceiling evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
1. co detector inop,repair

2. clean hallway bath, unsanitary conditions (tenant)
1.1 Living Room/Living Room Present
3/28/24 no access, no key

2/9/24 no access, dog in unit
2.3 Kitchen/Electrical Hazards
install gfi left of sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity drawer missing ,install
4.7 Other Rooms/Wall Condition
install closet doors
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent for intake fo heater full of dust, repair
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. HWH discharge line can not have a positve pitch when draining
1.1 Living Room/Living Room Present
JC-12-7-23 Rescheduled inspection from 12/11/23 to 2/5/24 (pm requested additional time for repairs)
1.6 Living Room/Ceiling Condition
sprinkler cap missing, install
1.1 Living Room/Living Room Present
5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
12/12/23 not notified

10/31/23 no access, tenant not home, no key
2.10 Kitchen/Stove or Range with Oven
replace drip pans/ deteriorating

2.12 Kitchen/Sink
dishwasher not working as designed, repair
3.12 Bathroom/Tub or Shower
master bath shower enclosure has excessive black discoloration, repair
3.3 Bathroom/Electrical Hazards
gfi will not test/reset, repair both bathrooms
3.8 Bathroom/Floor Condition
floor bubbling in master bath
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
3/28/24 no access, building being worked on

12/12/23 no access, not notified

10/31/23 no access no key,tenant not home
2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink,safety hazard
1.1 Living Room/Living Room Present
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
3/29/24 no access, dog in unit

12/14/23 not notified

11/2/23 no access, dog in unit and note on door said do not enter owner not home
1.8 Living Room/Floor Condition
carpet deteriorating/ripped/separating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi left of sink,
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit

2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
1.1 Living Room/Living Room Present
5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
12/14/23 not notified

11/2/23 no access tenant not home, no key
2.13 Kitchen/Space for Storage, Prep and Serving
strong odor of mold/mildew under sink
1.1 Living Room/Living Room Present
12/15/23 no access, not home

no access, no entry
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.4 Heating and Plumbing/Water Heater
remove excessive personal items from water heater closet,fire hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector hanging down
8.10 General Health and Safety/Site and Neighborhood Conditions
cut back overgrown vegetaion
1.1 Living Room/Living Room Present
2/16/24 no show, tenant not home, spoke to management
1.4 Living Room/Security
patio sceen door tattered, repair
2.3 Kitchen/Electrical Hazards
install GFI right of sink
1.1 Living Room/Living Room Present
3/39/24 no access, no key

3/4/24 no access, management/tenant not notified of inspection

CH-2-9-24 PM call in said tenant has covid R/S from 2-9-24 to 3-4-24 mail out notice
2.10 Kitchen/Stove or Range with Oven
microwave inop, repair
2.3 Kitchen/Electrical Hazards
install GFi left of sink
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. WH closet evidence of water damaged, repair
1.1 Living Room/Living Room Present
5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.

1.1 Living Room/Living Room Present
05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.

1.1 Living Room/Living Room Present
JC-5-16-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/25 owner not available.

1.1 Living Room/Living Room Present
JC-5-16-24 Owner called and advised the tenant passed away (sounds like the prior tenant was s8) rescheduled the 5/24 inspection to 6/21. Owner to follow up as there is an active investigation and she is unsure if the unit will continue to be a rental.

1.1 Living Room/Living Room Present
JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner

4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access

4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-5-16024 Spoke to the manager and rescheduled the 5/17 inspection to 6/10 - O tested positive for covid

2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace

3.3 Bathroom/Electrical Hazards
install light fixture cover

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole

4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

2.12 Kitchen/Sink
4/11/24 Garbage disposal not working.

3.3 Bathroom/Electrical Hazards
4/11/24 Need GFI in hall bathroom.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located on building exterior. Inside of fuse box has exposed wiring, install cover plates.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detector in center bedroom.

2.10 Kitchen/Stove or Range with Oven
4/11/24 - Right rear burner not working.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in master bedroom and the middle bedroon.

2.3 Kitchen/Electrical Hazards
4/11/24 No GFI at kitchen sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/11/24 Master vanity door is missing.

1.6 Living Room/Ceiling Condition
4/11/24 - Cracks in the living room ceiling.

4.10 Other Rooms/Smoke Detectors
4/11/24 Need smoke detector in front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
4/11/24 - Heater not working.

7.4 Heating and Plumbing/Water Heater
4/11/24 Hot water heater need straps. Install hot water heater earthquake safety straps.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.4 Living Room/Security
weatherize rear unit front door gaps around door allowing cold air and moisture in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair

3.12 Bathroom/Tub or Shower
remove excessive black discoloration

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration, rear unit

7.4 Heating and Plumbing/Water Heater
no access to water heater

8.7 General Health and Safety/Other Interior Hazards
1. electrical breakers are constantly tripping, repair

2, common area smoke detector inoperable

3. install common area co detector

4. install common area co and smoke detector in rear unit

3.5 Bathroom/Window Condition
install missing screen

1.1 Living Room/Living Room Present
5/16/24 no show 12:47 gray building,green trim bottom left unit

1.1 Living Room/Living Room Present
CH-4-19-24 R/S from 4-26-24 to 5-16-24 owner states tenant is still sick pre call 30 m,in prior 510-708-7105
JC-4-16-24 Waived the $76 R/I FEE for 4/4 - inspection not completed due to tenant illness. Advised the owner to call us ahead next time if the inspection needs to be rescheduled.
4/4/24 No Show Tenant was ill, she said she might have COVID. Will need to reschedule.

1/25/24 no show 10:44 am cream house/blue mailbox

2.10 Kitchen/Stove or Range with Oven
microwave venthood light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
smoke detector in hallway inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detector in basement living area

2.11 Kitchen/Refrigerator
light inoperable,repair

3.8 Bathroom/Floor Condition
floor sinking down in front of tub,evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (all bedrooms)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrails. at front entry to house and rear exit stairs from kitchen to outside

7.4 Heating and Plumbing/Water Heater
properly install upper and lower hot water heater safety straps

8.6 General Health and Safety/Interior Stairs and Common Halls
install handrails for interior staircase

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-3-5-24 12:37PM Inspector arrived at the property and found there was a loose dog roaming the street. No way for him to gain access without coming in contact with the unleashed dog. Inspector waited 15 minutes prior to our call, and advised he would continue to wait, but may not be able to do the inspection.

2.10 Kitchen/Stove or Range with Oven
oven light inoperable,repair

2.5 Kitchen/Window Condition
install screen on window above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
remove black discoloration

2.6 Kitchen/Ceiling Condition
remove black discoloration

2.7 Kitchen/Wall Condition
remove black discoloration

3.12 Bathroom/Tub or Shower
1. install overflow valve

2. recaulk around tub

3.3 Bathroom/Electrical Hazards
fan/light inoperable,repair

4.6 Other Rooms/Celing Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
remove black discoloration

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
all windows in unit have excessive black discoloration, repair/remove

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. sink leaking,repair

2. Bath Sink Faucet Leakage/loose repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet ,safety hazard
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetaion
1.1 Living Room/Living Room Present
4/12/24 no show 11:05 am brown building/red trim, bottom unit
1.3 Living Room/Electrical Hazards
light switch inoperable,hallway and install cover on light fixture
3.13 Bathroom/Ventilation
ventilation fan rusting/deteriorating,replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet,safety hazard
3.7 Bathroom/Wall Condition
wall behind sink water damaged,repair
4.4 Other Rooms/Security
no access to bedroom, door locked, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected
3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
1.1 Living Room/Living Room Present
3/18/24 no show, spoke to neighbor , tenant is hard of hearing, knocked on door and window

2/1/24 no show manager present tenant not home

1/9/24 tenant not notified, no access
1.4 Living Room/Security
replace broken front door frame, evidence of forced entry
1.8 Living Room/Floor Condition
replace worn/deteriorating carpet, health/safety hazard
2.8 Kitchen/Floor Condition
floor deteriorating,replace
3.7 Bathroom/Wall Condition
remove excessive brown discoloration
3.8 Bathroom/Floor Condition
floor deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
1. clean unit, unsanitary conditions

2. all flooring in unit deteriorating/worn replace (owner)
1.1 Living Room/Living Room Present
PRE-CALL 510-620-6764
3/12/24 no access, went to unit and waited outside guy told me to hold on and didnt come to door.
JC-3-13-24 Spoke to the owners stepdad that called in regarding yesterdays inspection stating no one showed up..advised of the above notes.
1.5 Living Room/Window Condition
window next to patio door will not open as designed, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
5.2 Secondary Rooms/Security
garage door has large gap at bottom, repair not closing as designed
1.1 Living Room/Living Room Present
3/12/24 no show 11:19 cream house ,black honda in driveway
2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair
2.12 Kitchen/Sink
cabinet under sink water damaged, repair
2.4 Kitchen/Security
patio door missing screen
2.8 Kitchen/Floor Condition
kitchen flooring deteriorating, replace
3.12 Bathroom/Tub or Shower
upstairs hallway bathroom tub, needs to be recaulked
3.7 Bathroom/Wall Condition
upstairs hallway bathroom wall water damaged, repair
3.8 Bathroom/Floor Condition
replace deteriorating floor upstairs hallway bathroom
5.2 Secondary Rooms/Security
large gap at bottom of garage exit door, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
fence in back/side yard deteriorating, repair/replace
8.7 General Health and Safety/Other Interior Hazards
upstairs co detector inoperable, repair/replace
1.4 Living Room/Security
security door screen damaged/deteriorating, replace
1.6 Living Room/Ceiling Condition
ceiling peeling paint in hallway ,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
1. install transition strip leading from livingroom to kitchen.

2. repair broken tile at entry to kitchen

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

2.10 Kitchen/Stove or Range with Oven
ventilation fan inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. faucet loose, repair

2. vanity door broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrails for front porch staircase

8.7 General Health and Safety/Other Interior Hazards
install dummy spacers in fuse box

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet clogged/slow drain, repair

3.3 Bathroom/Electrical Hazards
install Gfi downstairs bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
center rear bedroom door handle loose,repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. unit must have a common smoke detector on each level

7.4 Heating and Plumbing/Water Heater
1. water heater leaking

2. water heater flue not connected

1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified

1.3 Living Room/Electrical Hazards
4/16/24 - Living room front entry plug need to be replaced.

1.7 Living Room/Wall Condition
4/16/24 - hole in wall at entry. Repair.

1.8 Living Room/Floor Condition
4/16/24 - Living room floor buckled evidence of water damage. Repair/replace.

2.12 Kitchen/Sink
4/16/24 Facet loose at sink.

2.2 Kitchen/Electricty
4/15/24 Light above sink not working. Need repair.

2.3 Kitchen/Electrical Hazards
4/16/24 - Need GFI at the sink.

2.8 Kitchen/Floor Condition
4/16/24 - Kitchen flooring loose, need repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
4/16/24 - Vanity cabinet under sink deteriorating/water damage.
3.12 Bathroom/Tub or Shower
4/16/24
1. tub rusting, resurface.
2. Shower head leaks
3.3 Bathroom/Electrical Hazards
4/16/24- light fixtured in bathroom rusting. Need to replace.
3.7 Bathroom/Wall Condition
4/16/24 - Mirror on wall deteriorated, replace
4.3 Other Rooms/Elecrtical Hazards
4/16/24 Outlet cover missing in downstairs bedroom. Install.
4.4 Other Rooms/Security
4/16/24 - Downstairs left bedroom door is damaged, repair or replace.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Hot water heater need metal straps. Replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
4/16/24
1. Upstairs hallway light inoperable.
2. Downstairs hallway leading outside chipping paint. Repair.
1.1 Living Room/Living Room Present
3/12/24 no show 12:41 pm blue gray house/red steps
1.7 Living Room/Wall Condition
4/16/24 - Chipping paint, repaint wall.
2.10 Kitchen/Stove or Range with Oven
4/16/24- Stove ignitors not working, need repair.
4.10 Other Rooms/Smoke Detectors
4/16/24 Smoke detector needed in upstairs bedrooms.
4.4 Other Rooms/Security
4/16/24 - Upstairs bedroom need window screen.
4.6 Other Rooms/Celing Condition
4/16/24 - Left upstairs bedroom ceiling exposed, need to be repair.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
1. install gfi outlets 2. light fixture inoperable,repair
2.5 Kitchen/Window Condition
install missing screen,
3.3 Bathroom/Electrical Hazards
light fixture inoperable,repair
3.4 Bathroom/Security
gap at the bottom of bathroom exit door, weatherize
3.5 Bathroom/Window Condition
1.Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. remove black discoloration from window
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable,repair
4.5 Other Rooms/Window Condition
install missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
rear porch light inop,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Light inoperable repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown vegetation

3.12 Bathroom/Tub or Shower
tub enclosure, peeling/cracking repair/replace
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
2.11 Kitchen/Refrigerator
1. light inoperable,repair

2. shelves broken repair
2.12 Kitchen/Sink
1. active leak under sink

2. Bottom of sink under sink water damaged

3. garbage disposal inoperable

4. faucet leaking
3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner who called and advised she will be out of town for the summer (helping a family member) rescheduled the 5/30 inspection to 7/16. Owner will cb as she wants Aug or Sep
1.1 Living Room/Living Room Present
pre-call 510-944-8756
JC-5-20-24 Spoke to the owner and rescheduled the 5/23 inspection to 6/18 - owner needs afternoon inspection due to medical treatment.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
1.1 Living Room/Living Room Present
JC-5-20-24 Spoke to the owner and rescheduled the 5/21 inspection to 6/21 - owner is not available.
1.1 Living Room/Living Room Present
05/20/24- Owner called in to re-schedule inspection rom 05/24 to 06/18 1-4pm. Owner will be out of town. M.T
1.1 Living Room/Living Room Present
4/9/2024 CALL 30MIN PRIOR 510-867-1137. OWNER RISANTO CALLED REQUEST TO MOVE UP INSPECTION. OWNER N/A BUT TENANT WILL BE. OWNER CALLED TENANT WHILE I WAS ON THE LINE. JAY ANSWERED. OWNE ADVISED EARLY DATE OF 4/16/2024 9AM-12NOON. TENANT CONFIRMED AND HE WILL BE THERE. PLEASE CALL 30MIN PRIOR 510-867-1137. MOVED FROM 4/19/2024 TO 4/16/2024 9AM-12NOON. Alison
PRE-CALL 415-996-3213
CH-3-25-24 R/S from 4-8-24 to 4-18-24 owner states tenant can only do Tuesdays or Thursdays
3/8/24 no show 10:24 am cream house/green trim
4.10 Other Rooms/Smoke Detectors
4/16/24 right rear bedroom need smoke detector.
7.4 Heating and Plumbing/Water Heater
4/16/24 - Need double metal strap.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
5.2 Secondary Rooms/Security
4/16/24 - garage exit door not repaired.
garage exit door has large gaps, repair
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector downstairs
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside,
1.1 Living Room/Living Room Present
CH-2-12-24 R/S from 2-15-24 to 3-4-24 owner out of town
1.3 Living Room/Electrical Hazards
replace damaged, outlet
1.8 Living Room/Floor Condition
carpet deteriorating, worn/bunching replace
2.10 Kitchen/Stove or Range with Oven
venthhod fan inoperable,repair/replace

2.3 Kitchen/Electrical Hazards
outlet has exposed wiring, repair/replace
4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, replace
4.3 Other Rooms/Elecrtical Hazards
light switch not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
install co detector upstairs, Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
CH-5-2-24 R/S from 5-3-24 to 5-20-24 owner states tenant is out of the country Pre call 30 min prior
510-693-6625
4/16/24 - No show 1:57 p.m., beige and white house. photo taken
7.4 Heating and Plumbing/Water Heater
pipes in hot water heater closet leaking,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
1.1 Living Room/Living Room Present
JC-5-21-24 Spoke to the owner and rescheduled the 6/7 inspection to 7/16 - owner needs more time to make repairs. Sent fail report today.
3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub
3.12 Bathroom/Tub or Shower
recaulk around tub in master bathroom
3.8 Bathroom/Floor Condition
evidence of water damage,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200

4.10 Other Rooms/Smoke Detectors
4/16/24 Back bedroom need smoke detector.

1.1 Living Room/Living Room Present
30 minute pre-call to owner 415-827-0200
JC-3-18-24 Owner requested reschedule until after 4/15 via email. Confirmed 4/16/24.
2-22-24 Spoke to the owner - tenant not available 3/12 - rescheduled inspection to 3/21. Owner will cb as she is seeking to schedule the first week of April.

2.3 Kitchen/Electrical Hazards
4/16/24- Need GFI at kitchen sink,

3.12 Bathroom/Tub or Shower
4/16/24 - Master bathroom shower head leaking, need repair.

3.3 Bathroom/Electrical Hazards
4/16/24 - Master bathroom need GFI at the sink.

4.6 Other Rooms/Celing Condition
4/16/24 Master bedroom has cracking in the ceiling, need repair

4.5 Other Rooms/Window Condition
4/16/24 - Right front bedroom window has dark coloration around window base, repair.

4.7 Other Rooms/Wall Condition
4/16/24 Right front bedroom walls shows smoke damage, need painting.

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

1.1 Living Room/Living Room Present
5/20/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building

1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
wall damaged,repair
8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash
1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)
2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off
2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair
3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable
2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace
1.1 Living Room/Living Room Present
3/14/24 no access, language barrier
PRE-CALL 415-385-9974
JC-3-25-24 Spoke to the owner who advised he never received a notice for this unit. Advised it was mailed on 2/15/24 - confirmed mailing address is correct. Confirmed new inspection date. Owner requested a pre-call.
JC-2-22-24 Spoke to the owner and rescheduled inspection from 3/8 to 3/14 - owner not available in the afternoon.
4.4 Other Rooms/Security
4/18/24 upstairs bedroom door blocked and need weather stripping, repair and remove blockage.
1.1 Living Room/Living Room Present
CH-3-27-24 R/S from 4-9-24 to 4-19-24 owner is out of town Pre call 30 min prior 415-713-9844
2.3 Kitchen/Electrical Hazards
Install GFCI near water source
3.12 Bathroom/Tub or Shower
Recaulk tub.
3.3 Bathroom/Electrical Hazards
Install GFCI near water source
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PLEASE NOTE: UNIT ADDRESS IS 145 S 23RD ST
pre-call 415-828-3779
3/7/24 not a real address, check records
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
install missing screen
3.7 Bathroom/Wall Condition
1. repair peeling paint on wall in master bathroom

2. remove black discoloration from wall in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
repair cracking on ceiling, left front bedroom
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant must clean up back yard

8.3 General Health and Safety/Evidence of Infestation
exterminate for rats and mice

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and carbon monoxide detectors in both upstairs hallways and downstairs and basement

1.1 Living Room/Living Room Present
5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
5/21/24 no show 10:22am tan building/green trim

1.1 Living Room/Living Room Present
5/231/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/21/24 no show 11:15 am light blue building, top unit

1.1 Living Room/Living Room Present
5/21/24 no access, not notified of inspection

1.1 Living Room/Living Room Present
5/21/24 no access, language barrier

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/31 to 6/11

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner who called and requested a r/s (wants two units on the same day) r/s from 5/28 to 6/11

1.1 Living Room/Living Room Present
pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 minute pre-call 510-812-5542

1.1 Living Room/Living Room Present
JC-5-22-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18

1.1 Living Room/Living Room Present
property sold

1.1 Living Room/Living Room Present
Property is vacant and will be sold

1.1 Living Room/Living Room Present
5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
5/20/24 no show 11:30 white building , top unit

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall paint cracking, repair
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
JC-5-23-24 Spoke to the owner and rescheduled the 5/24 inspection to 6/18 - owner has the flu
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-275-3341
JC-5-23-24 Spoke to the owner and rescheduled the 5/28 inspection to 6/18 due to illness
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
1.1 Living Room/Living Room Present
5/23/24 No show 9:27 am brown house, picture taken.
1.1 Living Room/Living Room Present
5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.6 Other Rooms/Celing Condition
5/23/24 Back right bedroom ceiling damaged, need to be repaired.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
5/23/24- Tenant had no knowledge of inspection, no entry.
1.1 Living Room/Living Room Present
5/23/24- No entry locked gate 1:01 pm, green and white building.
1.1 Living Room/Living Room Present
4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11 p.m. yellow and green house, picture taken.
1.1 Living Room/Living Room Present
5/23/24 No show 2:11p.m. green and brown house.
1.1 Living Room/Living Room Present
5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

1.1 Living Room/Living Room Present
5/23/24 No show 1:08 p.m. beige and white house, picture taken.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.3 Other Rooms/Elecrtical Hazards
5/23/24 washer and dryer outlet not working, need repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
1.1 Living Room/Living Room Present
unit is family occupied.
1.1 Living Room/Living Room Present
JC-5-24-24 Spoke to the owner and r/s the 5/31 inspection to 6/18 - tenant is on vacation
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.
1.1 Living Room/Living Room Present
5/24/24 no access, tenant not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
5/24/24 no access, not notified
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace
1.1 Living Room/Living Room Present
5/24/24 no access, not notified

5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no access, gated community
1.1 Living Room/Living Room Present
5/24/24 no show 11:15 orange row house
1.8 Living Room/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.8 Other Rooms/Floor Condition
flooring buckled, repair
4.6 Other Rooms/Celing Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
1.1 Living Room/Living Room Present
JC-5-28-24 Spoke to the owner who called and requested to r/s the 5/31 inspection to 6/18.
1.1 Living Room/Living Room Present
PRE-CALL 510-672-4031 (ADDED 5/29/24)
1.1 Living Room/Living Room Present
30 minute pre-call 510-260-6566
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
1.1 Living Room/Living Room Present
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison
2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

4.8 Other Rooms/Floor Condition
Floor buckled, repair

3.3 Bathroom/Electrical Hazards
Install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/28/24 no access, gated community

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

2.3 Kitchen/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/224 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:26pm top unit
8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house
6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks
4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/24 no show 11:11 am brown building upstairs unit
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard
5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard
6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
2.12 Kitchen/Sink
faucet leaking,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/7 inspection to 6/18 - owner not available.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the owner and rescheduled the 6/11 inspection to 6/18 - owner not available. Owner also advised he called in two weeks ago and asked to have this unit r/s to 6/7. Advised I would review and f/u.
5/16/24 no show 12:47 gray building,green trim bottom left unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
1.1 Living Room/Living Room Present
JC-5-30-24 Spoke to the pm Diane who called and advised she needs a little more time for repairs - rescheduled the 6/3 inspection to 6/11
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150
1.8 Living Room/Floor Condition
tile broken,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace
2.7 Kitchen/Wall Condition
walls peeling,repair
3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.5 Other Rooms/Window Condition
window is broken/will not open, replace
6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-6-5-24 O called she has decided to hire another Tech (current vendor unable to do full job) O advised the ceiling and electrical work is done. Provided a R/S from 7/1 to 8/12. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond August.
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.12 Kitchen/Sink
caulk around sink

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub

2.10 Kitchen/Stove or Range with Oven
replace drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no access, gated

1.1 Living Room/Living Room Present
5/30/24 no show 12:48pm

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
5/30/24 no access, gated community

7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair

4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
1.1 Living Room/Living Room Present
5/30/24 no show 1:29 pm beige house, dogs in yard,yelled for tenents , spoke to neighbor

5/9/24 No show 9:33 am beige house with locked gate, photo taken.

3/11/24 tenant not notified of inspection
2.11 Kitchen/Refrigerator
4/8/24 refrigerator not working.
2.12 Kitchen/Sink
4/8/24 sink had sewer smell.
3.12 Bathroom/Tub or Shower
1. 4/8/24 First floor bathtub/shower not working. Diverter valve missing.
2. Excessive mold on ceiling and walls.
3. Second floor bathroom shower leaking mold on ceiling and walls. Shower pan need sealing.
4.3 Other Rooms/Elecrtical Hazards
4/8/24 - Downstairs front bedroom electrical plate broken.
8.2 General Health and Safety/Exits
4/8/24 Mold covering exit door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. 4/8/24 Mouse damage at the bottom of the stairway.
2. Mold and mildew at the stairway wall.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
1.1 Living Room/Living Room Present
3/4/24 no show green duplex 2:16 pm

pre-call 510-435-6888 (owner requested pre-call 4:10pm on 3/4 for future inspection if needed)

1.7 Living Room/Wall Condition
wall cracking around heater,repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outet left of sink

2, replace burned outlet next to table

3. replace inop outlet under window
3.3 Bathroom/Electrical Hazards
install light fixture cover
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
8.10 General Health and Safety/Site and Neighborhood Conditions
repair/replace leaning fence front yard
1.1 Living Room/Living Room Present
3/4/24 no show 2:17 pm green duplex

1/12/24 no access, tenant not notified
1.5 Living Room/Window Condition
screen tattered, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from base,repair
6.3 Building Exterior/Condition of Roof and Gutters
clean gutters
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
fence leaning front yard,repair
1.1 Living Room/Living Room Present
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
2.3 Kitchen/Electrical Hazards
install Gfi outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
1.1 Living Room/Living Room Present
5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
5/31/24 no show 1:58 pm brown house
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
2.12 Kitchen/Sink
faucet dripping constantly, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet spraying water, repair/replace
1.1 Living Room/Living Room Present
06/03/24- Owner called in to re-schedule 06/25 inspection due to going out of town. Is returning 07/02. Re-scheduled for 07/09 9am-12pm, Owner agreed. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, stated she will be out of town and wants to re-schedule. Re-scheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, wants to re-schedule due to being out of town on inspection day 06/25. Rescheduled to 07/09 9am-12pm. M.T
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and scheduled 6/18pm -
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366
2.12 Kitchen/Sink
kitchen faucet knob broken, replace
4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager and rescheduled the 6/6 inspection to 6/11 - tenant not available.
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic
1.6 Living Room/Ceiling Condition
Evidence of water damage repair
1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the manager who advised the tenant will be out of town of 6/17 - rescheduled the inspection from 6/17 to 7/1
1.1 Living Room/Living Room Present
06/03/24- Received voicemail from owner to re-schedule unit due to leaving the county. Re-scheduled to 07/15 from 9am-12pm. Sent notice a well. M.T
1.1 Living Room/Living Room Present
06/03/24- Spoke to owner, re-scheduled inspection from 06/14 to 07/01 11am-2pm. Owner agreed. PLEASE GIVE A PRE-CALL TO 510-435-6378 M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
JC-6-3-24 Spoke to the owner who called and advised he will not be able to get his vendor out until late July - rescheduled the 6/27 inspection to 8/13.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

2.12 Kitchen/Sink
4/11/24 No GFI at kitchen sink.

3.3 Bathroom/Electrical Hazards
4/11/24 No GFI in hall bathroom and master bathroom.

4.10 Other Rooms/Smoke Detectors
4/11/24 No smoke detectors in all three bedrooms.

7.4 Heating and Plumbing/Water Heater
4/11/24 Need two metal straps to hold water heater

1.1 Living Room/Living Room Present
6/3/24 no show 1:49pm green house, ring camera

4/8/24 - No show 9:35 am green and white house. Inspector has photos.

3.12 Bathroom/Tub or Shower
1. tub/shower enclosure cracked,deteriorating, repair/replace

2. tub has black discoloration ,rusting, resurface tub

3. recaulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
excessive clutter, organize

7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
clean unit ,unsanitary conditions

1.1 Living Room/Living Room Present
6/3/24 no show 1:41 pm, green house

4/26/24 no show 11:02am green house

4/8/48 No show 10:03 am green and white house. Inspectors has photos.
3/8/24 no show 3:07 pm green house

1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate

1.6 Living Room/Ceiling Condition
evidence of cracking,repair

2.1 Kitchen/Kitchen Area Present
all burners must self-ignite

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps

1.1 Living Room/Living Room Present
JC-6-4-24 Cancelled inspection - owner reported his nephew lives in the unit (advised still a rental). Resident has severe mental health issue per the owner. Scheduled 555 Harbour B in its place.

1.1 Living Room/Living Room Present
JC-6-4-24 Spoke to the owner and r/s the 6/7 inspection to 7/1 tenant not available.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

1.1 Living Room/Living Room Present
pre-call 510-236-8366
JC-6-4-24 Spoke to the manager sonia - requested the 6/14 inspection be rescheduled. Moved inspection to 7/1

1.1 Living Room/Living Room Present
4/5/24 no show brown duplex 12:07pm

3/5/24 no show 1:56pm tan duplex,front unit

7.2 Heating and Plumbing/Safety of Heating Equipment
install missing drywall to cover heating ventilation

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater safety straps

2. Hot water heater discharge line must run outside

1.1 Living Room/Living Room Present
CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show, brown building

3/5/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
1. install co/smoke detector in basement

2, hallway common area co/smoke detector inoperable, missing, repair,install

1.1 Living Room/Living Room Present
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection

3.12 Bathroom/Tub or Shower
shower head leaking,repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the owner and r/s the 6/6 inspection to 7/2 - tenant and owner are unavailable.

1.1 Living Room/Living Room Present
06/05/24- Tenant called back, he was requesting 06/27 but the day is fully booked, and the next available date is 07/08 1pm-4pm. Tenant agreed. M.T
6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-6-5-24 Spoke to the property manager (owners son) rescheduled the 6/14 inspection to 7/9 - vacation.

1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

2.10 Kitchen/Stove or Range with Oven
venthood light inop

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.1 Living Room/Living Room Present
6/3/24 no show 12:32 pm tan building, dog barking in unit
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom
2.4 Kitchen/Security
install patio screen door
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

1.1 Living Room/Living Room Present
4/26/24 no show ,manger present, tenant not home

CH-4-25-24 Pre call 30 min prior 510-925-1290
4/5/24 no show 12:22 pm downstairs unit

3/5/24 no show 1:15pm light bluish-green building, bottom unit
3.12 Bathroom/Tub or Shower
1. install overflow valve cover

2. cover hole behind cold water handle for tub
3.7 Bathroom/Wall Condition
repair cracking on wall
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink under cabinet has evidence of water damage, repair
1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit
1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass
3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner and rescheduled the 6/27 inspection to 7/8 - owner needs additional time to make repairs. Has concern about fence and feels the city should help pay for it because it leads to a vacant lot.
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who called and advised the tenant is not available on 6/11 - r/s to 6/18.
1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised the tenant is unavailable 6/18 r/s to 7/2

1.1 Living Room/Living Room Present
JC-6-6-24 Spoke to the owner who advised she has to work on 6/20 rescheduled inspection to 7/9
1.1 Living Room/Living Room Present
OWNER GAVE AUTHORIZATION TO R/S WITH TENANT
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and r/s to 7/5 with her other property
1.1 Living Room/Living Room Present
30 minute pre-call 510-910-0589
JC-6-6-24 Spoke to the owner and rescheduled the 6/17 inspection to 7/5 (with another property)
3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.
1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
1.1 Living Room/Living Room Present
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
1.1 Living Room/Living Room Present

4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.1 Living Room/Living Room Present
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 510-222-4006 Owner Mr. Anderson called needs to reschedule. Tenant n/a nor is he. Repairs are completed. Rescheduled from 5/14/2024 to 6/6/2024 11am-2pm. Alison
CH-R/S from 4-16-24 to 5-14-24 Owner needs more time Pre call 30 min prior 510-222-4006
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
8.10 General Health and Safety/Site and Neighborhood Conditions
repair damaged fence rear side yard
1.1 Living Room/Living Room Present
6/6/24 Tenant said no repairs made by owner.
5/6/24 No show 9:38 am. White house with brown trim. Photo taken.

4/16/24 - Tenant was in a meeting. She was not notified by the owner and did not have time for us to do the inspection.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair, upstairs hall bath
3.3 Bathroom/Electrical Hazards
install Gfi outlets, all bathrooms
4.8 Other Rooms/Floor Condition
master bedroom floor buckled/sinking, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install air filter for air intake vent
7.4 Heating and Plumbing/Water Heater
installl Earthquake safety straps, needed on top and bottom.
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
6/6/24 No show 1:48 pm yellow house, photo taken

1.1 Living Room/Living Room Present
4/11/24 Spoke with tenant no notice of inspection from owner, no entry.
3.3 Bathroom/Electrical Hazards
4/30/24 need GFI in master bathroom.
3.7 Bathroom/Wall Condition
4/30- 1. Damage to sheet rock near window in master bedroom.
2. Damage to base board in master bedroom, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
4/30 - Damage to wooden garage door, make repair.
7.4 Heating and Plumbing/Water Heater
4/30 - 1. Need double strap.
2. Pressure valve pipe need to run outside the house.
1.1 Living Room/Living Room Present
JC-6-11-24 6/6/24 INSPECTION WAS A NO ENTRY CANCEL AND SCHEDULED 343 S 9TH IN ITS PLACE. OWNER ADVISED THE TENANT HAS REFUSED INSPECTION AND WILL NOT SIGN THE REFUSAL FORM. Supporting notes below.
6/6/24 Owner states tenant is ex marine will not allow unit to be inspected. Owner requesting city inspect a different unit in his building.
5/6/24 No show 10:48 am. yellow and red house. Photo taken. Talked with owner who advised tenant is ex-marine with mental heath issues will not allow anyone to enter into the property.
4/18/24 No show 12:43 p.m. yellow and red house. Photo taken.
3/22/24. No show 10:15am. Gold building, 4plex, top right unit, called owner who said tenant was home

CH-3-8-24 R/s from 3-11-24 to 3-22-24 owner cannot make that date Pre call 30 min prior 510-917-2901
1.1 Living Room/Living Room Present
4/11/24 No Show. Met with owners son Ken, tenant changed the locks, no entry need to reschedule.
3.12 Bathroom/Tub or Shower
4/30/24 Need caulking around bath tub.
3.5 Bathroom/Window Condition
4/30/24 Brown coloring around window need to clear or repair.
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Water damage to ceiling.
1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home
3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
1.1 Living Room/Living Room Present
4/5/2024 Owner called in needs to reschedule. Tenant n/a. Available on Monday or Tuesday. Rescheduled for Monday 4/22/2024 1pm-4pm. Owner confirmed and will notify tenant. Alison
1.6 Living Room/Ceiling Condition
remove black discoloration
2.4 Kitchen/Security
rear kitchen door blocked, door must be accessible for egress, fire safety hazard
2.6 Kitchen/Ceiling Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration and repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail. install handrail for front staircase
7.4 Heating and Plumbing/Water Heater
install hot water heater safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-388-2859 OWNER WOULD LIKE FOR YOU TO START AT THIS UNIT FIRST. Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly, repair
3.12 Bathroom/Tub or Shower
tub diverters in both bathrooms not working as designed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-388-2859 Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet right of sink
3.5 Bathroom/Window Condition
install screen in upstairs bathroom window
6.4 Building Exterior/Condition of Exterior Surfaces
house peeling, remove peeling paint
8.3 General Health and Safety/Evidence of Infestation
evidence off rat/mice infestation, exterminate
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the owner who requested a reschedule (currently working on repairs within the unit) r/s to 7/11
1.1 Living Room/Living Room Present
6/7/24 no access, gated community

6/7/24 Tenant provided gate code #0445 today at 2:06pm - advised I would notate it for prior inspections. The owner/manager never provided it resulting in multiple no shows.
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community
5/9/24 No show 11:22 am. Beige house trimmed in brown. Photo taken.
4/15/24 no access gated community

3/12/24 no access, gated community
1.1 Living Room/Living Room Present
JC-6-7-24 Spoke to the manager and r/s the inspection to 7/15
1.1 Living Room/Living Room Present
Please call tenant at (415) 420-0795 upon arrival if needed
5/24/24 no show 11:15 orange row house
3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
hot water heater earthquake safety straps loose, repair
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.
3.3 Bathroom/Electrical Hazards
install working Gfi outlet
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
1.1 Living Room/Living Room Present
4/22/24 no show , tan front house, dog barking in house
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
1.1 Living Room/Living Room Present
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
2.10 Kitchen/Stove or Range with Oven
microwave not working as designed, repair/replace
2.12 Kitchen/Sink
kitchen faucet will not move , stuck in positon, replace
3.1 Bathroom/Bathroom Present
Gfi downstairs bathroom will not test/reset as designed,replace
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlets
2.3 Kitchen/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.
1.1 Living Room/Living Room Present
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace

1.1 Living Room/Living Room Present
4/16/24 - No show 1:18 p.m. green/tan house, photos taken.

3/12/24 no show 12:50 tan building/green trim, front unit

1.4 Living Room/Security
Gaps around door aowing cold air inside l side, weatherize door

5.2 Secondary Rooms/Security
Gap at the bottom of laundryroom door, door deteriorating, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear decking has loose/deteriorating boards, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear gate will not close and lock as designed, repair/replace

1.1 Living Room/Living Room Present
4/16/24 No show 2:08 p.m. gray and white house. Photo taken.
pre-call owner 415-503-8529 (owner called today 4/16 to provide number) tenant is hard of hearing.

2.10 Kitchen/Stove or Range with Oven
all burners on stove must self-ignite

2.7 Kitchen/Wall Condition
excessive cracking,repair

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet

2. install Hot water heater earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation

1.1 Living Room/Living Room Present
5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite,repair

2. venthood inoperable,repair/replace

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector, Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
1.1 Living Room/Living Room Present
5/6/24 No show 1:10 pm. Turquoise and white house. Photo taken.
3/5/24 no show 1:21 green house,, car on jacks in driveway
1.5 Living Room/Window Condition
repair damaged/cracking window frame
1.7 Living Room/Wall Condition
repair cracking on wall
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
low water pressure, repair
3.5 Bathroom/Window Condition
install missing screen
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.5 Heating and Plumbing/Water Supply
outside water faucet leaking water,repair
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable,repair

2. common area co detector inopereable,repair
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
6/10/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town. 6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/10/2024 Owner called in to reschedule. Will be out of country. Rescheduled from 6/14/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-501-5913 Owner called needs to reschedule. Tenants son is graduating. Owner n/a. Moved from 6/14/2024 to 7/5/2024 1pm-4pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
4/1/24 no access, gated community, called office from call box, no answer

2/22/24 no access, management not notified of inspections

1/4/24 no show 2:10 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 - Heater in the common are is not working properly.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/23 no show 12:51 pm Heritage Park apt
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/2 Unable to turn on heater in common area.
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no access, tenant not notified of inspection,spoke to management
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:57 Heritage park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show 11:50 am Heritage Park apt
8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
4/2/24 no access, office closed, called numbers provided, no answer,

2/20/24 no entry, management did not notify tenants of inspection,spoke to management

1/4/24 no show, tenant not home, spoke to her on her ring doorbell camera

8.8 General Health and Safety/Elevators
elevator permit expired

2. cover for top of elevator missing, exposed wires, repair
1.1 Living Room/Living Room Present
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
1.1 Living Room/Living Room Present
CH-4-8-24 Pre call 30 min prior 510-375-8730 per owner
4.4 Other Rooms/Security
no access to bedroom #3 locked door, tenant must provide access
4.8 Other Rooms/Floor Condition
no accesss to bedroom number 4, unsanitary conditions
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
oven door broken, repair/replace
3.3 Bathroom/Electrical Hazards
install light fixture cover
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and repair hole
4.3 Other Rooms/Elecrtical Hazards
1. replace loose outlet at entry

2. install light fixture cover
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
6/10/24 no show 11:15am

5/17/24 no access, tenant not notified

2.10 Kitchen/Stove or Range with Oven
venthood light inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

1.1 Living Room/Living Room Present
6/10/24 no show 2:12 pm tan building/green trim

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

1.1 Living Room/Living Room Present
6/10/24 no access, language barrier

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.12 Kitchen/Sink
faucet knob broken, replace

3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
patio screen door missing

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

3.5 Bathroom/Window Condition
install missing screen upstairs hallway bath

3.7 Bathroom/Wall Condition
repair hole in wall, upstairs hallway bathroom

4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage

5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage

1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.

1.1 Living Room/Living Room Present
30 minute pre-call 916-919-0962 and 925-979-5750 for gate access
5/30/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE NUMBER BELOW
JC-6-11-24 Spoke to the owner and r/s the 6/14 inspection to 7/15 to allow more time for repairs (HOA involved) CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059

7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls

1.1 Living Room/Living Room Present
GATE CODE 5151
5/24/24 no access, gated community

JC-5-24-24 GATE CODE 5151 - 30 MINUTE PRE-CALL TO 510-220-9106. Owner called in after the inspection window and advised it is a gate community. Added the notes for the next inspection.

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/13 inspection to 71/5, Tenant has busy schedule

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner and r/s the 6/21 inspection to 7/15 - T needs to remove personal items for the water heater discharge line fail. Owner is currently trying to work that out with the tenant.
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage

3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-6-11-24 Spoke to the owner who called and advised they need additional time to make repairs - r/s from 7/1 to 8/12
1.8 Living Room/Floor Condition
flooring buckled, repair
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
5/6/24 no show 10:13 am brown house. Photo taken.

2/29/24 no show 11:55, brown building,pic

1.6 Living Room/Ceiling Condition
Evidence of water damage repair

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who needs additional time for repairs r/s the 6/27 inspection to 7/18

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
6/12/224 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison

1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-6-12-24 Spoke to the owner who advised the tenant is not available 6/14 r/s to 7/9
1.1 Living Room/Living Room Present
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner and r/s the 6/18 inspection to 7/8 (another property scheduled that same day)
1.1 Living Room/Living Room Present
GATE CODE 148 OR 400 FOR ACCESS
1.1 Living Room/Living Room Present
JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-6-13-24 Spoke to the owner who called and advised the tenant is not available r/s the 6/24 inspection to 8/12. Owner advised the tenants may not allow the inspections .
1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.
1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.
4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.
5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.
3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.
4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.
6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
12:25pm no show. no access front gate locked.
1.1 Living Room/Living Room Present
12:30pm no show. no access two dogs in front yard.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.

1.1 Living Room/Living Room Present
12:50pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
1.1 Living Room/Living Room Present
1:13pm no show. no access front gate locked. Dog in front yard.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.
3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.
1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
2:05pm no show. knocked on door, no answer.
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
Replace missing top level smoke detector with a combo detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-6-14-24 Owner emailed and requested the inspection be rescheduled until after 7/15 - moved inspection to 7/18 (tenant has very busy schedule)
1.1 Living Room/Living Room Present
JC-6-14-24 Spoke to the owner and r/s the 6/20 inspection to 7/9
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
1.1 Living Room/Living Room Present
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696

1.1 Living Room/Living Room Present
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and shes n/a. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
1st insp - no show
2nd insp - tenant was home but denied entry, stated on her way to work.

6/14/24 unable to enter due to owner occupied.

1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner - tenant has covid. R/S the 8/12 inspection to 9/10
6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
06/17/24- Owner called in to re-schedule inspection, Inspection re-scheduled from 06/17 07/18 AM, pre-call to 415-424-8201 (cell) or 415-625-2111 (work). M.T

1.1 Living Room/Living Room Present
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
06/17/24- Spoke to owner, he is requesting an ext due to repairs not being done just yet. He is waiting on the door that he ordered to arrive. Re-scheduled from 06/28 to 07/16 from 11am-2pm. M.T

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and r/s from 7/15 to 7/25 - tenant is out of town

2.10 Kitchen/Stove or Range with Oven
venthood light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
1.1 Living Room/Living Room Present
GATE CODE #8100
1.1 Living Room/Living Room Present
JC-6-18-24 Spoke to the owner and rescheduled 7/5 to 7/12. Owner advised he spoke to someone in April about rescheduling as he was out of town for work.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.1 Living Room/Living Room Present
6/19/2024 Please call 30min prior 510-377-4630 Alison
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub
8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.
1.1 Living Room/Living Room Present
2/9/24 no access, no key
6/20/24 unit is vacant and not to be rented until remodeled
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover
2.3 Kitchen/Electrical Hazards
install GFI left of sink
3.12 Bathroom/Tub or Shower
tub enclosure peeling,repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
air intake vent full of dust, repair, change filter
7.4 Heating and Plumbing/Water Heater
1.water heater closet evidence of water damage, repair

2. install HWH earthquake safety straps

1.1 Living Room/Living Room Present
6/20/24 vacant and not to be rented until remodeled
12/12/23 no access, not notified

10/31/23 no access, tenant not home
1.6 Living Room/Ceiling Condition
excessive water damage, repair
8.9 General Health and Safety/Interior Air Quality
unable to perform full inspection due to poor air quality. strong odor of mold/mildew
1.1 Living Room/Living Room Present
6/20/24 unit is vacant and will not be rented until remodeled
2/14/24 no access, no key

Property manager called in to authorize the tenant to reschedule if needed -JC 10/24/23
7.2 Heating and Plumbing/Safety of Heating Equipment
install cover on heater
7.4 Heating and Plumbing/Water Heater
1. install HWH earthquake safety straps

2. remove personal items from around water heater(tenant)

3. cover around top of of water heater exhaust pulling of ceiling of water heater closet, repair
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
1.1 Living Room/Living Room Present
6/3/24 no show 3:47 pm tan house,old for sale sign post in yard
6/20/24 - unit is vacant and being sold
1.1 Living Room/Living Room Present
6/20/24 received proof unit is owner occupied

5/10/24 no show

4/19/24 no show at 1:23pm
1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/28 inspection to 7/9 - not available.
3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom
4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.1 Living Room/Living Room Present
pre-call 510-944-8756 30 minutes prior
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
1.1 Living Room/Living Room Present
PLEASE CALL MARIAM 30MIN PRIOR 925-250-8856 Alison
1.1 Living Room/Living Room Present
6/20/2024 CALL 30MIN PRIOR 925-250-8856

1.1 Living Room/Living Room Present
30 minute pre-call 510-691-1809

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/12 - pm is out of town.

1.1 Living Room/Living Room Present
JC-6-20-24 Spoke to the owner and r/s the 6/24 inspection to 7/22. Tenant has to work.

1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
JC-6-21-24 Spoke to the owner and r/s the 6/27 inspection to 7/12 - tenant has to work

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair

3.7 Bathroom/Wall Condition
wall paint cracking, repair

6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair

1.1 Living Room/Living Room Present
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.1 Living Room/Living Room Present
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.

1.6 Living Room/Ceiling Condition
evidence of water damage, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair

1.1 Living Room/Living Room Present
4/15/24 no show, pre called owner who said tenant was home, went to unit tenant not home, pic of house dog in unit

pre-call 415-710-5323
JC-3-7-24 Owner called the day of inspection to request a pre-call advised I would notate it for future inspections but cannot add a same day pre-call.

2.10 Kitchen/Stove or Range with Oven
1. venthood light inoperable,repair

2. all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet,safety hazard

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
6/17/24 no show.

1.1 Living Room/Living Room Present
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
6/17/24 no show.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/17/24 no show.
1.1 Living Room/Living Room Present
6/17/24 no show.
8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.
2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.
2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.
3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.
3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.
7.5 Heating and Plumbing/Water Supply
no running hot water.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
5/20/24 no show 12:57 pm tan building
6/18/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no access, not a real address, check records
6/18/24 no show.
1.1 Living Room/Living Room Present
6/18/24 no show.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.

4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.4 Living Room/Security
replace missing striker plates on front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
1.3 Living Room/Electrical Hazards
replace damaged living room outlet, left wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.4 Living Room/Security
replace missing striker plates on front door.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.4 Living Room/Security
front door/security gate doesnt properly close & lock.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.
2.7 Kitchen/Wall Condition
repair damaged kitchen walls.
3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.
3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.
1.3 Living Room/Electrical Hazards
repair damaged living room outlet.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.
4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.
4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.
2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.
1.1 Living Room/Living Room Present
6/21/24 no show.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
6/21/24 no show. no access.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/19 - not available
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
JC-6-24-24 Spoke to the owner and rescheduled the 7/15 inspection to 8/12 - the patio screen door is not being delivered until early August
2.4 Kitchen/Security
install patio screen door
3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who advised he was notified of the 6/28 inspection but is not ready. Rescheduled inspections to 7/25.
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-6-25-24 owner advised the tenant will be out of town until 9/1 r/s inspection to 9/6

2.4 Kitchen/Security
install patio screen door

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
JC-6-25-24 Spoke to the owner who called and requested more time to make repairs - r/s to 7/22am

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

1.1 Living Room/Living Room Present
6/24/24 no show, manger present, tenant refused entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
6/24/24 no access, unit is owner occupied

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

2.10 Kitchen/Stove or Range with Oven
replace drip pans

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace

1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
6/24/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
6/24/24 no show gray row house, 1 :02 pm

1.3 Living Room/Electrical Hazards
replace broken outlet

2.12 Kitchen/Sink
dishwasher inop

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
faucet leaking

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

4.5 Other Rooms/Window Condition
Clean black discoloration in window

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
6/25/24. No access, tenant sick

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs. 05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the pm and rescheduled the 7/2 inspection to 8/13 - owner requesting additional time to complete repairs.
05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the owner and rescheduled the 7/1 inspection to 7/22 - owner advised she did a walk through and has a few items to address that wont pass

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

1.1 Living Room/Living Room Present
JC-6-26-24 Spoke to the manager and rescheduled the 7/15 inspection to 7/30. They need additional time to make the window repairs.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 no show 12:32 pm tan building, dog barking in unit

1.1 Living Room/Living Room Present
PRE-CALL 510-684-5364 Spoke to the owner and r/s the 7/5 inspection to 7/19 - owner will be out of town -JC 6-26-24
6/3/24 check with owner about address, not a real address
PRE-CALL 510-684-5364
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison

2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.

3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.

8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.

1.1 Living Room/Living Room Present
6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink

3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms

8.7 General Health and Safety/Other Interior Hazards
all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside

2. install hot water heater earthquake safety straps upper and lower

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install working common area co detectors and smoke detector

1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet leaking,repair
3.12 Bathroom/Tub or Shower
faucet handle pulling off,repair
3.5 Bathroom/Window Condition
window cracked,repair
4.4 Other Rooms/Security
no accesss, must provide access at next inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install proper hot water heater straps upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
remove excessive trash and debris from back yard
8.6 General Health and Safety/Interior Stairs and Common Halls
install transition strips to bedrooms and bathrooms
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs
1.1 Living Room/Living Room Present
06/28/24- Owner called in to re-schedule inspection from 07/01 to 07/30 9am-12pm due to needing more time for repairs. Owner agreed with the date. M.T
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace
4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace
8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 Need GFI at bathroom sink.
2.10 Kitchen/Stove or Range with Oven
5/23/24- Vent hood light need to be replaced.
2.5 Kitchen/Window Condition
5/23/24 - Busted window in the kitchen, need to be replaced.
4.5 Other Rooms/Window Condition
5/23/24 Busted window in bedroom. Need to be replaced.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly in living room.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
4.5 Other Rooms/Window Condition
window will not close and missing screen
1.5 Living Room/Window Condition
5/23/24- replace torn window screen in the living room.
2.10 Kitchen/Stove or Range with Oven
5/23/24 right rear eye not working, repair.
2.5 Kitchen/Window Condition
5/23/24 need screen on kitchen window.
4.4 Other Rooms/Security
5/23/24 1. remove breakaway bars in bedroom number 1 window.
2. Replace torn window screen
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
2.3 Kitchen/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
install co detector
4.5 Other Rooms/Window Condition
repair/replace tattered screen
2.3 Kitchen/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.
4.5 Other Rooms/Window Condition
repair/replace tattered screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 Heater not working properly, need repair.
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified
1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
garage light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co on bottom level
1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
JC-7-1-24 Owner called and advised the windows are on order but will take 6-8 weeks to be ready. R/s from 7/2 to 8/12.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
7/1/24 no access, gated community

07/01/24- Owner requested pre-call for next inspection. Gate Code: #1795 Pre-call 415-425-4115. Gate code is going to be changed soon per the owner but that is the current gate code. M.T
5/24/24 no access, gated community

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.1 Living Room/Living Room Present
JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
PER OWNER THIS UNIT AND THE OTHER ARE S8. OWNER TO SEND PROOF
6/21/24 no show. no access.

1.8 Living Room/Floor Condition
floor buckled, repair

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

1.1 Living Room/Living Room Present
JC-12-24-24 Spoke to Juli and scheduled 1/21/25pm
C-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified

1.6 Living Room/Ceiling Condition
ceiling evidence of water damage, cracked, repair

1.8 Living Room/Floor Condition
carpet deteriorating/excessive discoloration. replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.8 Other Rooms/Floor Condition
carpet deteriorating, worn, discolored, repair/replace

5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection

6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window for Livingroom deteriorating, excessive peeling paint, repair

exterior side of hose excessive peeling paint, repair

8.4 General Health and Safety/Garbage and Debris
clean front of unit ,excessive trash

1.1 Living Room/Living Room Present
4/15/24 no access,tenant said they were not aware that the inspection took place inside only outside, needs rescheduled

3/8/24 no access to front door, dog on front porch, (pic)

2.10 Kitchen/Stove or Range with Oven
microwave inoperable,repair/replace

2.11 Kitchen/Refrigerator
door handle loose/not attached as designed,repair

2.13 Kitchen/Space for Storage, Prep and Serving
lazy suzy cabinet door off

3.12 Bathroom/Tub or Shower
tub surface peeling/deteriorating ,resurface/repair tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front bedroom heater inoperable

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
6/4/2024 Owner called in to reschedule. Needs more time on repairs. Moved from 6/6/2024 to 7/1/2024 11am-2pm. CALL 30MIN PRIOR 415-847-1105 Alison

call 415-847-1105 upon arrival for access (OWNER CALLED IN AT 1:06PM THE DAY OF INSPECTION WITH THAT INFORMATION)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
7/1/24 no show 1:09 pm

5/28/224 no access, gated community

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community
1.1 Living Room/Living Room Present
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit

30 Minute pre-call to MR Lui 415-810-7768
8.4 General Health and Safety/Garbage and Debris
clean/organize patio
7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection
1.1 Living Room/Living Room Present
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels
1.1 Living Room/Living Room Present
7/11/24 no show door no answer phone went to voice mail
30 MINUTE PRE-CALL TO OWNER 510-260-7487
6/17/24 no show.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the pm who advised they will probably have to replace the shower walls. They need additional time. r/s the 7/8 inspection to 8/12
3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner at length regarding the fails - owner advised roof was replaced and the water damage fail is cosmetic, so she doesnt think that should be a fail. Advised it has to be repaired. Tenant claiming nothing was checked on 5/10 - advised the inspector is required to check. Owner states she did not rcv 5/10 fail notice - unaware of 6/14 date. Granted r/s from 7/11 to 8/9 to allow time to make final repair.
CH-3-19-24 R/S from 3-22-24 to 4-18-24 Owner has contractor starting the roof in April depends of the weather Pew call 30 min prior 650-759-3999
CH-1-24-24 R/S from 1-11-24 to 1-26-24 owner needs a Friday pre call 30 min prior 650-759-3999 gate code #2871
6/14/24 9:50am no show. rang door bell, no answer. gray vehicle in driveway.
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink cold water not working as designed, repair
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/8 inspection to 8/12 - repair team cannot get out until the end of the month
2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area
1.1 Living Room/Living Room Present
7/2/2024 Owner called to move this unit to 7/22/2024 11am-2pm. She already has 461 43rd scheduled that day. Moved inspection from 7/9/2024 to 7/22/2024 11am-2pm. Ana confirmed. Alison
1.1 Living Room/Living Room Present
JC-7-2-24 Owner called in at 12:00pm and provided gate code (#2880)
5/30/24 no access, gated community
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and rescheduled the 7/26 inspection to 8/30 - owner requested additional time to make repairs + going out of town.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner and r/s the 7/5 inspection to 7/19.

1.1 Living Room/Living Room Present
JC-7-2-24 Spoke to the owner who called back - tenant cant do the 19th - moved inspection to 8/5

1.1 Living Room/Living Room Present
05/13/24- PLEASE GIVE O A PRE-CALL AT 510-815-2230. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both sinks upstairs bathroom deteriorating/rusting resurface/replace sinks

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove discoloration, evidence of water damage,repair both bedroom on front side

6.3 Building Exterior/Condition of Roof and Gutters
connect gutters to downspouts

8.10 General Health and Safety/Site and Neighborhood Conditions
1. rear fence deteriorating/damaged, repair

2. cut overgrown trees frown onto/.over house

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation growing in back/side yard

5.4 Secondary Rooms/Other Potential Hazardous Features
cover hole for dryer exhaust vent in laundryroom

6.4 Building Exterior/Condition of Exterior Surfaces
install address number on house

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back/side yard

1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
light inoperable,repair

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

8.6 General Health and Safety/Interior Stairs and Common Halls
repair cracking on wall and ceiling in hallway

1.1 Living Room/Living Room Present
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
2.10 Kitchen/Stove or Range with Oven
replace drip pans
3.12 Bathroom/Tub or Shower
1. tub/shower enclosure wall moving,loode, repair

2. caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detectors
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
shower head leaking, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom faucet cold water inop,repair
3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection
4.4 Other Rooms/Security
no access to bedroom, must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
install Pressure release valve pipe and run outside
1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:08pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/11 inspection to 8/19 - tenants will be out of town until the 13th. 2:05pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present
JC-7-3-24 Spoke to the manager and r/s the 7/8 inspection to 8/19 - tenant has to work, needs to provide notice.
6/4/24 no show 11:32 am top unit

1.1 Living Room/Living Room Present
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison

JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
07/05/24- Spoke to owner who wanted to re-schedule the 07/12 inspection to 07/08 per tenants availability. Re-scheduled inspection and owner agreed. M.T
6/11/24 No show 9:54 am, brown house with dark brown trim. Photo taken.

1.1 Living Room/Living Room Present
07/05/24- Spoke to both O & T re-scheduled inspection from 07/12 to 08/05 due to tenant being out of the country. o & T both agreed to the re-scheduled date. M.T
6/11/24 No show, per tenant no notice from owner.

1.1 Living Room/Living Room Present
PRE-CALL OSCAR 30 MINUTES PRIOR 510-395-6752
4/11/2024 CALL 30MIN PRIOR TO ARRIVAL. MATTHEW 518-810-1220 OR CHERRY 510-606-1331 EXT. 702 Alison

3/4/24 no show 12:04 pm white duplex

11/17/23 no access, tenant not notified

9/19/21 no show 2:30 white duplex/brick bottom

1.7 Living Room/Wall Condition
repair cracks on wall in livingroom and hallway and peeling on wall above heater

8.7 General Health and Safety/Other Interior Hazards
install common area co detector and smoke detectors

1.1 Living Room/Living Room Present
JC-7-5-24 Owner called and requested to r/s (family issue) unavailable. Moved 7/9 inspection to 7/30 6/19/2024 CALL 30MIN PRIOR 510-914-1481. Owner Carmen Castro called needs to reschedule. Will be out of town and tenant will not be available. Moved from 6/25/2024 to 7/9/2024 9am-12noon.

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door.

1.1 Living Room/Living Room Present
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection

2.10 Kitchen/Stove or Range with Oven
repair/replace damaged stove burner knobs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.

6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"

7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.

8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.

8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.

1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.

3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.

3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.

8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.

2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
1.1 Living Room/Living Room Present
Please call 510-693-1247 upon arrival for access if needed
JC-6-4-24 Spoke to the owner who advised her father was waiting yesterday. Advised it was a missed inspection. Advised dogs need to be in a kennel prior to inspection.
6/3/25 no show 1:06 pm tan house, black dog in yard

4/15/24 no show 1:10 pm tan house/black gate
1.6 Living Room/Ceiling Condition
evidence of cracking,repair
2.1 Kitchen/Kitchen Area Present
all burners must self-ignite
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
evidence of water damage,repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean rear of property around exterior garage, remove trash and debris and cut overgrown vegetation
1.1 Living Room/Living Room Present
6/6/24 No show 2;23 pm yellow and brown house photo taken.

4/11/24 No show. Met with tenant no notice of our inspection would not allow entry.
2.10 Kitchen/Stove or Range with Oven
4/30/24 Right rear burner, left rear burner, and center burners not working.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
12:20pm no show. no access front gate locked. large dog in front yard.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-7-8-24 Spoke to the owner. He will be oot on 7/19 r/s to 7/25.
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison
3.6 Bathroom/Ceiling Condition
evidence of water damage,repair
3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 Spoke to the property manager and r/s the 7/12 inspection to 7/26 - tenant has covid.
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 No show advised by tenant that no notice received from owner.

1.1 Living Room/Living Room Present
1 hour pre-call to 650-773-3420
JC-7-8-24 R/S the inspection from 7/12 to 7/26 - spoke to pm and rescheduled another unit for the same day and time.
6/11/24 9:35 am no show white unit with black trim, photo taken.

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
07/08/24- Spoke to owner who stated she is having issues getting roofers out and her tenants are not available on 07/09. Re-scheduled inspection to 07/22 from 11am-2pm. Owner agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-24 R/s per the notes below at the owners request explained we will need something to cancel in the future.
5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 408-307-0886
JC-7-8-24 Spoke to the owner and r/s the 7/19 inspection to 7/22
6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-8-24 Spoke to the owners daughter who advised the unit is owner occupied she will send in proof. Moved 7/11 inspection to 8/12.
6/10/24 no show 2:12 pm tan building/green trim

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
1. cold water faucet knob dripping when on

2. master bath shower head leaking
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in both bathrooms

2. light/vent fixture in hallway bath missing cover
3.8 Bathroom/Floor Condition
tile loose, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
side yard decking deteriorating, repair/replace, loose/ soft boards major safty hazard
7.4 Heating and Plumbing/Water Heater
install proper hot water heater safety straps, upper and lower
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard around old shed and remove old debris /wood and non used items
2.12 Kitchen/Sink
evidence of leak under sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
front porch light not working as designed,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
2.3 Kitchen/Electrical Hazards
install Gfi outlets
4.5 Other Rooms/Window Condition
window has burglar bars, bars must have a emergency kick plate or be able to be removed in case of emergency, fire/safety hazard repair/replace/remove bars
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase railings and steps loose/deteriorating repair/replace
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
exterminate for roaches
8.7 General Health and Safety/Other Interior Hazards
install common areas co detectors in front and rear of unit
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
1.1 Living Room/Living Room Present
6/7/24 no show light tan building, door locked,

4/9/24 no show 12:54 light tan building door locked
7/8/24 No show 11:24 am, brown door, blue trim
8.7 General Health and Safety/Other Interior Hazards
4/30/24 Ceiling plaster coming off.

1.1 Living Room/Living Room Present
7-10-24 PM claiming inspector arrived prior to 1pm - advised per the notes below 1:01pm. pm confirmed the tenants seen the inspector, but by the time they made it to the door he was gone.
7/8/24 No show 1:01 pm, yellow house with gray trim

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim

1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.

1.1 Living Room/Living Room Present
JC-7-9-24 Spoke to the Os son - they have the carpet but need additional time to install tenant has to move belongings. r/s from 7/16 to 8/5
CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.3 Living Room/Electrical Hazards
install missing outlet covers
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace
8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
1.7 Living Room/Wall Condition
repair excessive cracking on wall
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

3.3 Bathroom/Electrical Hazards
5/23/24 need GFI in the bathroom

4.6 Other Rooms/Celing Condition
5/23/24 Hold in the ceiling in back right bedroom, repair.

1.1 Living Room/Living Room Present
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, stated he needs more time for the repairs. Re-scheduled inspection from 07/25 to 08/09 from 1pm-4pm. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
07/10/24- Spoke to owner, he called in to request a re-schedule due to needing more time to make repairs. Re-scheduled from 07/25 to 08/09. Owner agreed. M.T

2.3 Kitchen/Electrical Hazards
install GFCI outlets in kitchen near sink.

2.6 Kitchen/Ceiling Condition
repair damaged kitchen ceiling. possible active leak.

2.8 Kitchen/Floor Condition
repair/replace damaged kitchen flooring.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking from pipes.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair/replace damaged bathroom outlet.

3.8 Bathroom/Floor Condition
repair/replace damaged bathroom flooring.

7.5 Heating and Plumbing/Water Supply
no running hot water.

8.7 General Health and Safety/Other Interior Hazards
discoloration and water damage in all unit windows & seals.

1.1 Living Room/Living Room Present
JC-7-1-24 Owner daughter called in - translating for mother. Rescheduled the 7/18 inspection to 7/29. Owner was out of town just seeing letter.

1.4 Living Room/Security
6/11/24 Front door lock inoperable.

4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.

4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.

1.1 Living Room/Living Room Present
JC-7-10-24 spoke to the manager and r/s the 7/18 inspection to 7/19 (date tenants are available)
5/20/24 no show 9:49 am tan house

1.1 Living Room/Living Room Present
JC-7-10-24 Spoke to the owner and r/s the 7/16 inspection to 7/23. The person that will make repairs is currently out of town.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
07/12/24- Spoke to O who stated he is out of the country and will be returning on 08/01. Re-scheduled 07/30 inspection for 08/09 from 9am-12pm. Owner agreed. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
front door lock can not be double deadbolt, install single side deadbolt keyed lock

5.3 Secondary Rooms/Electrical Hazards
outlets in dining room have open ground

1.1 Living Room/Living Room Present
07/12/24- Spoke to owner, stated she is not available for the inspection on 07/18 due to being out of town. Re-scheduled inspection to 08/01 from 1pm-4pm. Owner agreed. M.T
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

1.1 Living Room/Living Room Present

7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
4/19/254 no show at 1:17
6/14/24 8:59am no show. knocked on door, no answer.

1.4 Living Room/Security
front door security screen door deteriorating/cut hazard, repair/replace

2.7 Kitchen/Wall Condition
wall next to oven/stove deteriorating repair/install heat barrier

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on property, fire hazard

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
7/11/24 no show door/phone no answer
6/10/24 no show 11:22 am tan building/bottom unit

5/17/24 no show tan building/green trim, bottom left unit

no show 1:49pm tan building/green trim

1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison

1.3 Living Room/Electrical Hazards
hallway light flickers, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair

3.3 Bathroom/Electrical Hazards
light inoperable, repair

3.5 Bathroom/Window Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present

7/11/24 no access gate locked
12:30pm no show. no access two dogs in front yard.

1.1 Living Room/Living Room Present
11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
6/14/24 10:29am no show. knocked on door, no answer. Gray SUV in driveway.

8.10 General Health and Safety/Site and Neighborhood Conditions
4/11/24 Fuse box of house is located outside on building exterior. Inside of fuse box has exposed wiring. Install cover plates.

1.1 Living Room/Living Room Present
6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.

3.6 Bathroom/Ceiling Condition
repair black organic substance forming

3.7 Bathroom/Wall Condition
repair peeling paint

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2

6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

2.5 Kitchen/Window Condition
install missing screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
venthood fan and light inoperabl,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. bottom of cabinet under sink evidence of water damage,repair

2. cabinet drawer fronts missing,install
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.7 Kitchen/Wall Condition
clean excessive grease spatter on walls
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
ceiling paint cracking, repair
3.7 Bathroom/Wall Condition
wall paint cracking, repair
6.4 Building Exterior/Condition of Exterior Surfaces
garage door paint excessive peeling,repair
1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
07/15/24- Spoke to owner, he requested an ext due to needing more time for repairs. He stated they are not done yet due to other projects he has scheduled but he should be done within a month and a half. Re-scheduled inspection to 08/30 from 9am-12pm.
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
JC-7-15-24 Spoke to the owner and rescheduled the 7/18 inspection to 8/16 - owner needs more time to work on fails.
6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house

1.1 Living Room/Living Room Present
JC-7-15-24 Owner to email closing statement - moved inspection from 7/19 to 8/13 to allow time to rcvd/process the proof and cancel.
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off

1.1 Living Room/Living Room Present
n/s door /phone no answer

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
5/22/2024 Owner called to reschedule. Has to work. Moved from 6/6/2024 to 6/21/2024 9am-12noon. Alison

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must drain outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install cover for dryer exhaust vent

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in basement

1.1 Living Room/Living Room Present
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.11 Kitchen/Refrigerator
refrigerator control panel inop,repair/replace

3.7 Bathroom/Wall Condition
wall has water damage next to tub

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter for hvac system, vent missing filter

1.1 Living Room/Living Room Present
7-15-24 no repairs made

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install missing screen

2.12 Kitchen/Sink
faucet knob broken, replace

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink

2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter

3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration

3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink slow drain
3.12 Bathroom/Tub or Shower
shower head leaking, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install Hot water heater earthquake safety straps, upper and lower straps
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.5 Other Rooms/Window Condition
remove excessive black discoloration from window sill
4.7 Other Rooms/Wall Condition
remove black discoloration from wall
1.3 Living Room/Electrical Hazards
replace burned outlet and install coverplate
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. oven inop
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
excessive peeling paint,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps, upper and lower straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/19/24 no show 1:18 pm green duplex
2.3 Kitchen/Electrical Hazards
1. Gfi in kitchen will not test/reset, and outlet has open ground,replace

2. outlet in diningroom has open ground
3.3 Bathroom/Electrical Hazards
Gfi damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.12 Bathroom/Tub or Shower
shower head leaking,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
power goes out to dryer and fridge, check electrical, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. upstairs bedroom
8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors up and downstairs common areas
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-693-5444
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in kitchen. safety hazard
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.
5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage
8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the owner and r/s the 7/25 inspection to 8/5 - owner needs additional time to make repairs

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.

3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-407-5830
JC-7-16-24 Spoke to the pm Ellen and r/s the 8/1 inspection to 8/9 - she is not available. Advised of the inspection notes from 7/5 as she was under the impression that the inspector never went out.
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.

1.1 Living Room/Living Room Present
JC-7-16-24 Spoke to the manager and r/s the 7/19 inspection to 8/1. tenant is not available,
6/20/24 no show.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
6/20/24 no show.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
JC-7-17-24 Owner called and requested to r/s until after the 15th - moved to 8/19.
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio railings and deck deteriorating, rotting and peeling paint, repair/replace

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access

1.8 Living Room/Floor Condition
exposed tackstrip at entry to kitchen, repair

2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair

2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.4 Living Room/Security
Patio sliding door will not lock as designed, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet not working as designed, repair (master)

3.12 Bathroom/Tub or Shower
Shower enclosure door have excessive black discoloration, repair/replace

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration (master)

3.7 Bathroom/Wall Condition
Remove black discoloration(master)

2.11 Kitchen/Refrigerator
Refrigerator gasket Deteriorated, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink rusting,repair/replace

1.1 Living Room/Living Room Present
5/13/24 no access,LATCH ON DOOR, NO ONE ANSWERED DOOR, MANAGEMENT PRESENT

2/5/25 no access, tenant not ready, just got home from hospital

3.8 Bathroom/Floor Condition
plastic covering pulling from base of tub,repair

8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed

3.12 Bathroom/Tub or Shower
master bath shower enclosure excessive black discoloration

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home
3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair
7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,, management present

12/12/23 no access,not notified

10/31/23 no access, dog in unit
3.3 Bathroom/Electrical Hazards
install Gfi outlet hallway bath, safety hazard
1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit
2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
7.4 Heating and Plumbing/Water Heater
install earthquake safety straps
8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair
1.1 Living Room/Living Room Present
5/14/24 no access, latch locked, management present
3.12 Bathroom/Tub or Shower
hallway bath tub cracking, repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling peeling ,repair
1.1 Living Room/Living Room Present
5/14/24 no access, dog in unit,management present

12/14/23 not notified

11/2/23 no entry dog in unit
2.3 Kitchen/Electrical Hazards
install Gfi left of sink
4.4 Other Rooms/Security
door peeling paint,repair
7.4 Heating and Plumbing/Water Heater
no access
3.8 Bathroom/Floor Condition
carpet bunching up in both bedrooms, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

3.3 Bathroom/Electrical Hazards
6/6/24 GFI needed in all bathroom upstairs and downstairs.

1.1 Living Room/Living Room Present
4/22/24 no show, spoke to tenant on ring camera doorbell, he stated he was not home

3.3 Bathroom/Electrical Hazards
6/6/24 Need GFI in hall bathroom.

1.1 Living Room/Living Room Present
7/16/24 No show 12:38 p.m. purple house white trim

5/6/24 - No show 10:29 am. Purple house with white trim. Photo taken.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
large gaps at bottom of door,repair

2.5 Kitchen/Window Condition
install missing screens,health and safety hazard

2.7 Kitchen/Wall Condition
kitchen wall damaged and missing baseboards,repair

2.8 Kitchen/Floor Condition
flooring deteriorating,replace

3.12 Bathroom/Tub or Shower
1. faUCET DRIPPING CONSTANTLY,REPAIR
2. tub diverter not working ass designed

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
wall and baseboards has evidence of water damage,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
wall peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
faucet will not turn as designed,repair/rreplace

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door deteriorating, repair/replace

1.1 Living Room/Living Room Present
JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.

1.1 Living Room/Living Room Present
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August.
Re-scheduled to 08/16 from 11am-2pm. M.T
6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
JC-7-17-24 Spoke to the owner and r/s the 7/23 inspection to 8/13 - tenant was not available todays to allow repairs owner needs additional time.

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439

JC-7-17-24 Spoke to the owner and rescheduled the inspection from 7/26 to 8/8. Tenant is not available due to an injury.
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
1.1 Living Room/Living Room Present
7/18/2024 Received email from owner Katie on 7/16/2024 to reschedule. Tenant will be out of town. She gave some dates that will work. Moved from 7/18/2024 to 8/1/2024 1pm-4pm. Emailed Katie back with new date and time. Alison
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner and R/S the 7/19 inspection to 8/12 she cannot make it out.
6/18/24 no show.
1.1 Living Room/Living Room Present
30 PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-910-0589
1.1 Living Room/Living Room Present
JC-7-18-24 Spoke to the owner who called and asked to r/s the inspection - repairs pending. Moved from 7/22 to 8/8
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
7/18/24. No show 10:38/am.
4/30/24 Talked to tenant had no notice of inspection from landlord. Need to reschedule.
4/9/24 no access, tenant not home, not noitfied spoke on ring camera
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector in basement
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
light inoperable inside, repair
2.12 Kitchen/Sink
faucet leaking and sprayer broken, , repair/replace
2.3 Kitchen/Electrical Hazards
microwave outlet inoperable, can not have extension cords running across floors , safety hazard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration from shower enclosure ceiling
4.3 Other Rooms/Elecrtical Hazards
outlet behind door inoperable, repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install hallway/common area co and smoke detectors

2. install co/smoke detectors in basement/garage area

3.3 Bathroom/Electrical Hazards
install working Gfi outlet

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

3.12 Bathroom/Tub or Shower
1. tub/shower tile enclosure evidence of leak/water damage tile loose/buckled, repair

2. tub diverter not working as designed,repair

3.7 Bathroom/Wall Condition
evidence of water damage ,repair between toilet and tub

3.8 Bathroom/Floor Condition
evidence of water damage,repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hallway bathroom sink water pressure to low to meet sanitary needs. repair.

1.3 Living Room/Electrical Hazards
Living room outlet under window has hot/neutral reversed wiring. repair/replace.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

4.10 Other Rooms/Smoke Detectors
Replace inoperable downstairs carbon monoxide detector.

4.10 Other Rooms/Smoke Detectors
Replace inoperable hallway smoke detector with a combo detector.

5.3 Secondary Rooms/Electrical Hazards
Seal off all open electrical boxes in garage.

7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
Install earthquake straps on water heater.

1.1 Living Room/Living Room Present
7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

2.3 Kitchen/Electrical Hazards
Replace kitchen outlet right of sink with a GFCI outlet.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet with a GFCI outlet.

3.7 Bathroom/Wall Condition
Repair damaged bathroom wall left of sink.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe & earthquake straps on water heater.
Remove discoloration from water heater closet walls.

1.1 Living Room/Living Room Present
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom

3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair

3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace

4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation

1.1 Living Room/Living Room Present
7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

3.3 Bathroom/Electrical Hazards
Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector near kitchen area.

1.1 Living Room/Living Room Present
7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.6 Living Room/Ceiling Condition
remove black discoloration and peeling from ceiling and skylight and repair cracking
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.12 Bathroom/Tub or Shower
tub peeling paint, and recaulk
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling master bedroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear decking has deteriorating/rotten wood. repair/replace
1.1 Living Room/Living Room Present
7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
2.4 Kitchen/Security
exit door sticks when opening, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown trees in front yard(owner)

2. cut overgrown vegetation and weeds and clean backyard(tenant)

1.1 Living Room/Living Room Present
JC-7022024 R/S THE INSPECTION FROM 7/22 TO 8/8 - WORK IS NOT DONE.

2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken

3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687
JC-7-22-24 O called stated just returned from vacation need more time. r/s from 7/26 to 8/8.
6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942

1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key

2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.

7.5 Heating and Plumbing/Water Supply
No water service in unit.

1.8 Living Room/Floor Condition
Replace missing living room floor transition strip. exposed nails present.
1.5 Living Room/Window Condition
Replace broken living room window.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace cracked glass mirrors in both bathrooms.
4.10 Other Rooms/Smoke Detectors
install smoke and co detector upstairs.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
4.10 Other Rooms/Smoke Detectors
Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"
7.4 Heating and Plumbing/Water Heater
Install copper discharge pipe on water heater.
8.7 General Health and Safety/Other Interior Hazards
Repair/replace inoperable carbon monoxide detector.
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.1 Living Room/Living Room Present
7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable

3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase

1.1 Living Room/Living Room Present
6/25/24 no access, only a minor home

7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard

4.5 Other Rooms/Window Condition
bedroom screen tattered, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair

1.1 Living Room/Living Room Present
7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,

1.1 Living Room/Living Room Present
06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.4 Kitchen/Security
install missing patio screen door

4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered

2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace

3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
12:20pm no show. no access front gate locked. large dog in front yard.
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.11 Kitchen/Refrigerator
missing handle, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
1.1 Living Room/Living Room Present
7/24/24 unit is vacant and property is being sold
6/21/24 no show. no access.
1.1 Living Room/Living Room Present
7/25/24 PROPERTY SOLD
7/1/24 no show 1:25pm

5/28/24 no show 12:26pm top unit
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and advised the repairs cost will be high and he cannot afford it at the moment may need between 2-3 months to save. Rescheduled the 8/5 inspection to 9/9 - owner will cb for additional time.
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner and R/S the 8/12 inspection to 9/6 he needs more time for repairs and the tenant is going out of town. 6/4/24 no show 1:26 pm white house/green trim
2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.
4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23.
5/24/24 no access, not notified
1.1 Living Room/Living Room Present
JC-7-25-24 Spoke to the owner who called and requested a R/S owner lost notice, and did not notify tenants. Requesting additional time. R/S from 7/25 to 8/23
5/24/24 no access, not notified
2.10 Kitchen/Stove or Range with Oven
venthood light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink in hallway bath deteriorating/rusting, repair/replace
3.12 Bathroom/Tub or Shower
1. master bath tub diverter not working as designed,repair

2. shower head leaking at base
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must run outside, health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable downstairs
8.7 General Health and Safety/Other Interior Hazards
several open ground outlets found throughout unit. repair/replace.
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
2.10 Kitchen/Stove or Range with Oven
stove RR burner not lighting.
stove exhaust fan missing screen cover.
clean stove top, excessive grease present.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
4.3 Other Rooms/Elecrtical Hazards
repair/replace damaged bedroom outlet, right wall.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged exterior outlet near front door.
1.1 Living Room/Living Room Present
7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
JC-6-4-24 Spoke to the owner last week and r/s inspection to the 18th. Owner advised he previously called and requested the both rentals be moved to the same day - confirmed request was made but this unit was not moved waived R/I FEE. 5/16/24 no show 12:47 gray building,green trim bottom left unit
6/18/24 no show.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
PRE-CALL 45 MINUTES IF POSSIBLE 415-420-1817 (3O MINS IF NOT)
5/14/2024 Owner Mark called to reschedule. Needs more time on exterminating. Moved from 5/16/2024 to 6/7/2024 9am-12noon. Mark confirmed and will advise tenant. Alison

3.6 Bathroom/Ceiling Condition
evidence of water damage,repair

3.7 Bathroom/Wall Condition
evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
common area co detector and common area smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
6/28/24 no access gate locked, pic

5/23/24 No entry locked gate 1:54 p.m., beige and white house. Picture taken.

7/24 /25 no show 1:41 p.m. beige and white house

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.

1.1 Living Room/Living Room Present
7/25/24 no show 2;45 p.m. no access gated community

2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace

3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

8.7 General Health and Safety/Other Interior Hazards
smoke detector and carbon monoxide needed in common area.

7.4 Heating and Plumbing/Water Heater
7/24 24 water heater need double straps, repair.

1.1 Living Room/Living Room Present
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house

1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit

4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install on all three levels

2.10 Kitchen/Stove or Range with Oven
7/25/24 right rear burner not working, repair

3.12 Bathroom/Tub or Shower
7/24 25 Shower divertor not working, repair.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, stated his tenant called him this morning and let him know she can not be at the inspection. Re-scheduled inspection per Jennifer from 07/26 to 08/30 from 9am-12pm. M.T
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-8-23-24 Rcvd request to R/S the 8/26 inspection. Called the owner at the number below and left a detailed msg with a new date 9/16 - mailed notice.
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly
3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors
1.1 Living Room/Living Room Present
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184. M.T
30 minute pre-call 510-680-3026
6/20/24 no show.
3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom
1.1 Living Room/Living Room Present
6/27/2024 Owner called in to reschedule. Repairs are done. Tenant n/a. Available on M or F. Next available is 7/26/2024 9am-12pm. Moved from 7/18/2024. Owner confirmed. PLEASE KNOCK VERY HARD ON DOOR. Alison
2.12 Kitchen/Sink
6/11/24 Broken kitchen faucet, replace.
3.3 Bathroom/Electrical Hazards
6/11/24 Need GFI in hallway bathroom.
8.7 General Health and Safety/Other Interior Hazards
6/11/24 Install dummy spacers in electrical panel box located in garage.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install window screens in all bedrooms X5

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase has loose boards, repair/replace

7.4 Heating and Plumbing/Water Heater
no access to water heater, owner must provide access at next inspection

8.7 General Health and Safety/Other Interior Hazards
three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair window frames, rotten/deteriorating wood

8.7 General Health and Safety/Other Interior Hazards
bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard

1.1 Living Room/Living Room Present
5/13/2024 CALL 30MIN PRIOR 720-810-7483 Owner Steffi called needs to reschedule. T n/a. Rescheduled from 5/28/2024 to 6/14/2024 9am-12noon. Owner confirmed and will notify tenant of date and time. Alison

3.12 Bathroom/Tub or Shower
repair/replace inoperable master bathroom shower. "doesnt turn on."

1.3 Living Room/Electrical Hazards
repair damaged living room outlet.

1.4 Living Room/Security
front door/security gate doesnt properly close & lock.

2.10 Kitchen/Stove or Range with Oven
stove exhaust fan inoperable.
stove RF burner inoperable.

2.13 Kitchen/Space for Storage, Prep and Serving
repair damaged kitchen drawers.

2.5 Kitchen/Window Condition
replace cracked/broken kitchen window.

2.7 Kitchen/Wall Condition
repair damaged kitchen walls.

3.13 Bathroom/Ventilation
remove all discoloration from bathroom walls/ceiling.

3.7 Bathroom/Wall Condition
repair damaged bathroom wall near tub.

4.3 Other Rooms/Elecrtical Hazards
repair damaged outlet in right rear bedroom.

4.7 Other Rooms/Wall Condition
remove discoloration from bedroom wall under window.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light fixture inoperable.

1.1 Living Room/Living Room Present
7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 9:35 am no show white unit with black trim, photo taken.
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
1.1 Living Room/Living Room Present
6/27/24 no show 10:36 cream house
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen next to sink
3.12 Bathroom/Tub or Shower
hallway bathroon tub faucet loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
carpet is bunching up throughout unit, safety hazard, repair/replace
1.1 Living Room/Living Room Present
7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic
1.1 Living Room/Living Room Present
7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified
1.1 Living Room/Living Room Present
7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection

1.1 Living Room/Living Room Present
7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner and r/s the 8/8 inspection to 9/5. Owner requested additional time for tenant.
1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
7-29-24 Spoke to the owner and r/s the 8/19 inspection to 8/23pm - OWNER NEED AFTERNOON INSPECTION
1.1 Living Room/Living Room Present
9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison
1.1 Living Room/Living Room Present
JC-7-29-24 Spoke to the owner who called and advised she will be out of the country until the 14th. R/s the 8/13 inspection to 8/30.
2.10 Kitchen/Stove or Range with Oven
stove LR burner inoperable.
1.3 Living Room/Electrical Hazards
replace all damaged living room outlets.
2.12 Kitchen/Sink
Dishwasher inoperable.
Dishwasher draining thru air gap.
4.10 Other Rooms/Smoke Detectors
install working smoke detector in each bedroom.
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 408-594-8696
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
shower hot water knob leaking.
4.10 Other Rooms/Smoke Detectors
install a working smoke detector in each bedroom.
1.1 Living Room/Living Room Present
GATE CODE #8100
1.4 Living Room/Security
security/screen door missing lock.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison
1.4 Living Room/Security
replace missing striker plates on front door.
2.10 Kitchen/Stove or Range with Oven
stove exhaust fan missing bulb.
1.1 Living Room/Living Room Present
4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed.
CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY.
415-519-4887 Alison

6/21/24 no show. no access.
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
install copper discharge pipe on water heater.
8.1 General Health and Safety/Access to Unit
rear door deadbolt not locking.
1.1 Living Room/Living Room Present
7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact
2:30pm
1.1 Living Room/Living Room Present
6/28/2024 CALL 30MIN PRIOR 510-776-8409. PM Michael called in to reschedule. Needs more time on the
deck. Other repairs are completed. Moved from 7/2/2024 to 7/29/2024 11am-2pm. Michael confirmed. Alison
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch decking deteriorating, loose/sinking boards, nails popping up, soft spots , repair/replace rear decking
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation/trees grown over/onto house
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install upstairs

1.1 Living Room/Living Room Present
7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact
1.4 Living Room/Security
6/11/24 Front door lock inoperable.
4.4 Other Rooms/Security
6/11/24 remove keyed lock from downstairs bedroom, and three upstairs bedrooms.
4.6 Other Rooms/Celing Condition
6/11/24 Repair water leak damage to ceiling in dining room.
1.1 Living Room/Living Room Present
7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
2.12 Kitchen/Sink
Secure faucet to countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
1.1 Living Room/Living Room Present
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
1.1 Living Room/Living Room Present
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector
1.1 Living Room/Living Room Present
7/2/24 no access, gated community,

5/30/24 no access, gated
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
1.1 Living Room/Living Room Present
JC-7-30-24 30 MINUTE PRE-CALL 510-812-4449. OWNER WILL PROVIDE GATE ACCESS
1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:36 am white building/black trim

5/20/24 no show 11:27 am white building/black trim end unit

1.1 Living Room/Living Room Present
JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit

1.1 Living Room/Living Room Present
PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.

8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner. R/S the 8/23 inspection to 9/9. Owner not available.
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

4.6 Other Rooms/Celing Condition
light fixture pulling down, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.3 Living Room/Electrical Hazards
replace broken outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
shower door handle broken, repair

4.3 Other Rooms/Elecrtical Hazards
broken outlet, rear right bedroom, under window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. rear center bedroom

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing, install

1.1 Living Room/Living Room Present
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
replace drip pans

3.3 Bathroom/Electrical Hazards
Gfi outlet downstairs bathroom inop, replace

4.5 Other Rooms/Window Condition
upstairs loft bedroom window screen tattered, replace

8.7 General Health and Safety/Other Interior Hazards
upstairs hallway smoke detector inoperable,repair

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

1.1 Living Room/Living Room Present
7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified of inspection
7/5/24 10:57am no show. no access tenants want to reschedule.

2.10 Kitchen/Stove or Range with Oven
7/30/24 left rear eye not working on stove.

2.13 Kitchen/Space for Storage, Prep and Serving
7/30/24 Replace lower cabinet doors.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in common area and each bedroom.

3.12 Bathroom/Tub or Shower
7/30/244 Need cover for bathtub deflector.

1.5 Living Room/Window Condition
7/30/24 replace widow screens.

2.5 Kitchen/Window Condition
7/30/24 replace all window screens.

4.5 Other Rooms/Window Condition
7/30/24 replace window screens in all bedrooms.

6.4 Building Exterior/Condition of Exterior Surfaces
7/30/24 1. repair peeling paint.
2. Repair damage wood frames on all exterior windows.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the manager. They need more time for the repairs. R/S the 8/5 inspection to 8/26
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town

2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/20 - owner has a DR appointment.
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

1.1 Living Room/Living Room Present
7/31/2024 Spoke with Mr. Trotter needs another ext. Still going through legal matters. Moved from 8/5/2024 to 9/9/2024 1pm-4pm. They have court on 8/5/2024. Rep for owner. Alison

CH-4-12-24 R/S from 4-18-24 to 5-9-24 owner call ibn for the same reason below
3/18/2024 Macio (PM) called in to reschedule. They had the contractor ready to go this past weekend to do repairs. However, tenants are refusing entry and seems like they changed the locks. They are going through litigation right now. They will have the locks changed and tenants will have a new key. Need more time. Moved from 3/22/2024 to 4/18/2024 11am-2pm Call 30min prior 510-815-5794 Alison
JC-2-21-24 Spoke to the manager (owners son) rescheduled the 2/27 inspection to 3/22. They are going through an eviction process with the tenant as they will not allow them to make repairs.
CH-1-2-24 R? from 1-22-24 to 1-19-24 owner said tenants are sick
CH-11-30-23 R/S from 12-5-23 to 1-2-24 owner will be out of town 510-815-5794

3.1 Bathroom/Bathroom Present
1. Toilet (in common area)is not stable.
2. Master bathroom mold and water damage behind the sink and toilet.
3. Toilet is not stable and needs to be sealed.

3.12 Bathroom/Tub or Shower
1. Above shower head wall is deteriorating and need to be painted (in common area).
Master bathroom shower door is broken and frame detaching.
3. Need GFI outlet in master bathroom.

3.3 Bathroom/Electrical Hazards
1. Need GFI outlet.

4.10 Other Rooms/Smoke Detectors
1. No smoke detector.

4.5 Other Rooms/Window Condition
1. Discoloration on window and window seal is broken.

4.8 Other Rooms/Floor Condition
1. Front room (attached to kitchen and living room)carpet need to be replaced.

7.4 Heating and Plumbing/Water Heater
1. Hot water heater need drip pan and straps.

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner and r/s the 8/1 inspection to 8/12. Owner advised she confirmed that via email although I do not show it.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-7-31-24 Owner called in and requested the inspection be moved to 8/12, she called back a few minutes later and asked for the 22nd due to the tenants schedule. Owner sent email to incorrect email.
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms
8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
1.1 Living Room/Living Room Present
JC-8-1-24 Property owner to send proof - property is commercial.
7/12/24 unit is a store front have pics

6/21/24 no show.
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-8-1-24 Spoke to owner and moved the 8/5 inspection to 8/22 owner is busy
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.
2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.
1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim
4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in common area.
4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.
3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.
3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.
2.10 Kitchen/Stove or Range with Oven
8/1/24 Vent hood not working, repair.
1.1 Living Room/Living Room Present
6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.
1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
6/20/24 no show.
2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-939-6059

7-15-24 n/s owner asked for reschedule due to repairs not being made
JC-7-15-24 Someone left a voicemail requesting to reschedule todays inspection at 8:27am - called back and left a message for them. Cannot remove without confirmation. CH-4-15-24 R/S from 4-19-24 to 5-10-24 Owner unable to do in need to be in May Pre call 415-939-6059
7.4 Heating and Plumbing/Water Heater
evidence of water damage in waster heater closet, excessive black discoloration on walls
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner (Ana), she requested an EXT due to tenants being on Vacation, I advised her if she can be there for the inspection, and she stated no bc the tenants have a dog. Re-scheduled inspection from 08/05 to 08/12 9am-12pm. Tenants are only available on Mondays. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
1.1 Living Room/Living Room Present
08/02/24- Spoke to owner, stated he is going out of town and wont be present for the inspection on 08/13, requested to re-schedule. Rescheduled from 08/13 to 08/26 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
08/02/24- Owner called in requesting to re-schedule inspection on 08/09 due to owner not being able to find a handyman. Re-scheduled inspection to 09/06 from 11am-2pm. Owner agreed. M.T
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.
3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.
2.12 Kitchen/Sink
5/23/24 garbage disposal not working, repair.
2.3 Kitchen/Electrical Hazards
5/23/24 - need GFI at kitchen sink.
3.3 Bathroom/Electrical Hazards
5/23/24 - need GFI at the sink in hallway bathroom.
3.5 Bathroom/Window Condition
5/23/24- install screen on bathroom window.
3.6 Bathroom/Ceiling Condition
5/23/24 - hole in the ceiling over bathtub in the rear bathroom, repair.
4.5 Other Rooms/Window Condition
window will not close and missing screen
5.3 Secondary Rooms/Electrical Hazards
5/23/24 - washer/dryer outlet not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
owner gave us authorization to speak with the tenant regarding rescheduling -JC
JC-8-6-24 Spoke to the owner and rescheduled the 8/8 inspection to 8/30 - tenant may call back.

1.1 Living Room/Living Room Present
8/5/24 per PM, property has been sold and is no longer a rental property

7/19/24 no show 11:25 , called number provided, out of service

CH-4-5-24 R/S from 4-26-24 owner still out of the country Pre call 415-610-9363
CH-3-28-24 R/S from 4-15-24 to 4-26-24 owner is out of the country 510-222-9150

1.8 Living Room/Floor Condition
tile broken,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
window will not open/deteriorating, repair/replace

2.7 Kitchen/Wall Condition
walls peeling,repair

3.12 Bathroom/Tub or Shower
1. Tub/Shower Faucet Knob(s) Damaged / Missing.
2. tub overflow valve missing

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration,repair

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.5 Other Rooms/Window Condition
window is broken/will not open, replace

6.4 Building Exterior/Condition of Exterior Surfaces
1. kitchen exterior window frame deteriorating,replace

2. rear exterior of house has excessive peeling paint,repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13 (owner may send documents regarding possible exemption due to subsidy)

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX)
CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITIEN ON THE ROUTE.
JC-8-6-24 Spoke to the owner and rescheduled the 8.20 inspection to 9/13

1.1 Living Room/Living Room Present
7/2/24 no access,tenant not notified of inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install gfi outlet, repair

2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair

1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling, evidence of water damage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
3.7 Bathroom/Wall Condition
rear bathroom wall water damaged next to sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inoperable,repair
7.4 Heating and Plumbing/Water Heater
1. install pressure release valve pipe, and run outside

2. install earthquake safty straps
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
2.10 Kitchen/Stove or Range with Oven
venthood peeling paint/deteriorating, replace

1.1 Living Room/Living Room Present
7-15-24 wrong information for owner/tenant should be checked
CODE TO GET IN- #3590
JC-6-24 Owner advised she spoke with someone on 5/31 and confirmed a pre-call for her 3 properties. Advised I do not see a pre-call request. Inspector only able to do one property today due to our error. Called the owner and advised.

5.3 Secondary Rooms/Electrical Hazards
outlet missing cover plate in garage

8.7 General Health and Safety/Other Interior Hazards
install common area co detectors upstairs and downstairs common areas

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair

1.6 Living Room/Ceiling Condition
evidence of water damage, active leaking, repair

3.8 Bathroom/Floor Condition
evidence of water damage, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.7 Bathroom/Wall Condition
evidence of water damage, repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
replace grease screen for vent hood

1.1 Living Room/Living Room Present
8/5/24 no show 12:34pm tan building
7/18/24 no show 11:05 am tan building
5/20/24 no show 12:57 pm tan building
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no show, not a real adderess, check records
7/18/24 no show 10:58 am
5/20/24 no access, not a real address, check records
6/18/24 no show.

1.1 Living Room/Living Room Present
8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
CH-11-6-23 R/S from 11-9-23 to 11-28-23 pm said tenant out of town Pre call 510-236-8366
10/6/23 no show, made precall to meet with Bartels property management, went to unit they never showed up ,and when i called them i was told they did not notify tenant

pre-call 510-236-8366

2.12 Kitchen/Sink
kitchen faucet knob broken, replace

4.7 Other Rooms/Wall Condition
wall has evidence of water damage, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch inop,repair

1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area

1.1 Living Room/Living Room Present
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

2.1 Kitchen/Kitchen Area Present
no access to kitchen, dog feces on floor, must inspect kitchen at next inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed

3.13 Bathroom/Ventilation
ventilation fan inoperable

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock

4.6 Other Rooms/Celing Condition
remove peeling paint

7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace

8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.

1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.

3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
1.1 Living Room/Living Room Present
JC-8-7-24 Rcvd request from owner to reschedule the inspection on the same day as her other rental property moved from 8/8 to 9/5
1.1 Living Room/Living Room Present
7/22/24 no show 3:33pm
JC-8-7-24 R/S the 8/8 inspection to 9/6 (owner to confirm tenant availability and call back)
Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
JC-8-7-24 Spoke to the manager who called and advised he did not receive the notice. (notice wen to owner pm states he never checks mail) r/s the 8/26 inspection to 9/13. Emailed a copy of the notice.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
install missing screen
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line
7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
JC-8-8-24 Owner requested a r/s - moved inspection to 8/23. Mailed notices and sent email.

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
8/6/24 no access, tenant not notifieed

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture

1.1 Living Room/Living Room Present
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install

3.3 Bathroom/Electrical Hazards
install gfi outlet

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
1.3 Living Room/Electrical Hazards
hallway light inoperable
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner who called and advised he has a medical procedure the day of inspection moved to 9/3
1.1 Living Room/Living Room Present
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.6 Kitchen/Ceiling Condition
kitchen ceiling peeling,repair
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
05/15/24- Owner called in to re-schedule due to not being in town. Re-scheduled from 05/31 to 06/10 from 11am-2pm. M.T
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-828-5439
8.1 General Health and Safety/Access to Unit
unable to access unit and perform through inspection due to clutter and unsanitary conditions
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter, no egress, fire/safety hazard.

2. unit has unsanitary conditions, clean/organize unit. health/safety hazard
2.10 Kitchen/Stove or Range with Oven
right rear burner knobs broken
3.12 Bathroom/Tub or Shower
upstairs bathroom faucet loose
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms in unit
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors and co detectors up and downstairs.
1.1 Living Room/Living Room Present
7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.
8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
7/11/24 asked for R/S
6/10/24 no show , called owner no answer, green house

5/15/2024 PRE CALL 30MIN PRIOR 510-649-3380. Owner Kevin called needs more time on the repairs. Moved from 5/17/2024 to 6/10/2024 11am-2pm. Kevin confirmed. Alison
1.3 Living Room/Electrical Hazards
hallway light flickers, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

light inoperable, repair
3.3 Bathroom/Electrical Hazards
light inoperable, repair
3.5 Bathroom/Window Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
light inoperable,repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
there is a large gap between rear staircase and building, repair, safty hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable,repair

1.1 Living Room/Living Room Present
7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records
4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.
8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.
1.1 Living Room/Living Room Present
7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.
1.1 Living Room/Living Room Present
7/22/34 no access, owner present, tenant not home, owner does not have key
2.11 Kitchen/Refrigerator
Replace torn refrigerator gasket/seal.
7.5 Heating and Plumbing/Water Supply
No water service in unit.
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
1.1 Living Room/Living Room Present
8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
8/8/24 No show 11:56 a.m. Gray and white house.
4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/8/24 Heater not working.
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
8/12/24 no access, gated community, called number provided no answer

8/9/2024 Christine called needs to reschedule. States she has some kind of COVID19. I advised her this will be a final reschedule. We havent gone into the unit and it must be inspected. She agrees. Rescheduled from 8/12/2024 to 9/3/2024 11am-2pm. Also gave her a heads up that weekend is Labor Day weekend. Thanks for lett
6/17/2024 CALL 30MIN PRIOR 510-275-3341 OR 415-828-9198. Spoke with Christine owner, needs to reschedule one more time. She re-injured her knee 10 days ago and is still recovering. Tenant is out of town. Moved from 6/18/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 owner out of town.
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and r/s the 8/23 inspection to 9/9- repairs are not done.
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room

1.1 Living Room/Living Room Present
JC-8-9-24 Spoke to the owner and rescheduled the 8/22 inspection to 9/3 - owner not available. 7/25/24 no show 1:18 p.m. brown & red house

2.10 Kitchen/Stove or Range with Oven
stove LF Burner inoperable. repair/replace.

3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-604-2133
Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
JC-6-5-24 Spoke to the owner who is claiming no one ever knocked on the front door to have the gate opened - advised per the notes below there was a locked gate, but the owner expressed frustration stating no one knocked and the tenant lost wages. 4/23/24 No entry 1:01 p.m. locked gate, green and whit building. Picture taken.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
repair/replace tattered screen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front staircase

8.7 General Health and Safety/Other Interior Hazards
install Co detector Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
6/28/24 no access, gate locked, spoke to owner on phone

Note for route: The gate to the front house is unlocked. Please come up on the porch and ring/knock. The tenant will be ready for you. For the rear property the gate is on the left side - is unlocked but you need to reach over to lift the latch.
5/23/24- No entry locked gate 1:01 pm, green and white building.

8.7 General Health and Safety/Other Interior Hazards
install co detector

1.1 Living Room/Living Room Present
8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
garage light inop,repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in yard and trees growing onto/over house

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
06/26/24- Gate code: #1821. Pre-call to Property managers number Marvin (415)910-7772. M.T
5/28/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
no access, to hot water heater , closet locked, owner must provide access at next inspection

1.1 Living Room/Living Room Present
CALL 1HR PRIOR OWNER IS COMING FROM SAN FRANCISCO 415-244-7909 Alison

3.3 Bathroom/Electrical Hazards
gfi in master bathroom downstairs will not test/reset, replace, was not accessible last inspection

1.1 Living Room/Living Room Present
8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)

2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle

2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified

4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
check heat source per tenants heat not coming out of all vents in unit.

8.4 General Health and Safety/Garbage and Debris
remove overgrown grass/debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/6/24No show talked to tenant no notice of inspection from owner. Need to reschedule.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
secure loose toilet to floor in rear bathroom.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing. replace.
8.7 General Health and Safety/Other Interior Hazards
repair/replace inoperable co2 detector.
1.1 Living Room/Living Room Present
6/6/24 No show 10:10 am white and brown house. Photo taken.
1.5 Living Room/Window Condition
replace all damaged window screens in unit.
2.8 Kitchen/Floor Condition
replace damaged kitchen floor tiles. cut hazard.
3.3 Bathroom/Electrical Hazards
Bathroom outlet not grounded, replace with a GFCI outlet.
3.8 Bathroom/Floor Condition
replace damaged bathroom floor tiles. cut hazard.
8.7 General Health and Safety/Other Interior Hazards
install batteries in co2 detector.
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
1.1 Living Room/Living Room Present
8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
7.4 Heating and Plumbing/Water Heater
waster heater leaking, repair
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
1.1 Living Room/Living Room Present
8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.
1.1 Living Room/Living Room Present
8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied
1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
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1.1 Living Room/Living Room Present
JC-8-12-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/10. Will be out of town.
1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
2.10 Kitchen/Stove or Range with Oven
venthood/light inoperable,repair/replace
2.3 Kitchen/Electrical Hazards
Gfi outlet will not test/reset, repair
3.5 Bathroom/Window Condition
tile window sill pulling down,repair
3.8 Bathroom/Floor Condition
flooring tile,loose/cracked, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
4.6 Other Rooms/Celing Condition
remove black discoloration
4.8 Other Rooms/Floor Condition
flooring buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door

1.1 Living Room/Living Room Present
8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

2.10 Kitchen/Stove or Range with Oven
1. right rear burner inop,repair

2. replace deteriorating drip pans

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sinks rusting in bathrooms, repair/replace sinks , health/safety hazard

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathrooms, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
1. cut overgrown vegetation/trees growing onto/over house, fire hazard

2. repair/replace deteriorating fence/gate loose,damaged,missing boards

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in downstairs/bottom common area

1.1 Living Room/Living Room Present
8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.

1.1 Living Room/Living Room Present
8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub and recaulk around tub

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
1. replace deteriorating/damaged Gfi outlet

2. install missing coverplates for outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.
1.1 Living Room/Living Room Present
6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
6.4 Building Exterior/Condition of Exterior Surfaces
repair/replace damaged back yard fence. "missing boards"
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
8.4 General Health and Safety/Garbage and Debris
remove all garbage, debris, and discarded furniture from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable. repair/replace.
1.1 Living Room/Living Room Present
6/7/24 no access, tenant not notified of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
7/8/24 Exposed electrical wires, ceiling second floor hallway.
1.1 Living Room/Living Room Present
5/31/24 no show 3:15 red building, unit behind a chruch/meditating center
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
7/8/24 downstairs toilet will not flush.
1.1 Living Room/Living Room Present
Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:09 am, Blue and white house

2.12 Kitchen/Sink
faucet leaking

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 No show 11:13 am, gray and white house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
08/14/24- PM (Ana Pineda) called in requesting to receive a call upon arrival for ANY UPCOMING INSPECTIONS. Pre-call at 510-305-8944. M.T
30 Minute pre-call 510-305-8944
7/30/24 no show 11:21 am, gray and white house.

2.3 Kitchen/Electrical Hazards
all burners must self-ignite

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.1 Living Room/Living Room Present
JC-8-13-24 Spoke the the pm Sonia r/s the inspection from 8/19 to 9/9 per pm owner is finishing last items. Will be ready 1st week of Sept.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3.12 Bathroom/Tub or Shower
caulking deteriorating around tub, recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
1. gate/fence damaged, repair

2. clean backyard and remove overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.

1.1 Living Room/Living Room Present
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.

1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access locked gate, beige and white house.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.

1.1 Living Room/Living Room Present
8/13/24 11:48 am no show gray and white house.

1.1 Living Room/Living Room Present
8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.

5.4 Secondary Rooms/Other Potential Hazardous Features
8/13/24 repair ceiling in laundry room.

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts

6.4 Building Exterior/Condition of Exterior Surfaces
excessive peeling/deteriorating paint on building, repair

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called and advised the tenant has to work throughout the week (teacher) moved the 8/16 inspection to 9/13 - owner to cb for Oct date.

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and r/s the 8/23 inspection to 9/13 (roof repair is pending she may cb)

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.

1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner who called about the re0inspection fees advised of the notes below. Not waiving fees. He will send in the payment.
6/3/24 no access, tenant not notified of inspection
7/5/24 10:15am no show. no access tenants want to reschedule.

4.10 Other Rooms/Smoke Detectors
7/30/24 Need smoke detector in upstairs common area left rear bedroom and middle bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bother heaters inoperable, repair

3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair

3.4 Bathroom/Security
repair holes in door

3.7 Bathroom/Wall Condition
evidence of water damage, repair

4.4 Other Rooms/Security
door of hinges, install

2.12 Kitchen/Sink
faucet loose, repair

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair

2.4 Kitchen/Security
patio screen door missing

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration

3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted

3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall

4.7 Other Rooms/Wall Condition
closet doors off track

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
upstairs heater thermostat inoperable

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
tenant must clean and organize unit, unsanitary conditions, unable to perform inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage, repair

3.6 Bathroom/Ceiling Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs

2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi

2.7 Kitchen/Wall Condition
closet door frame damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

1.1 Living Room/Living Room Present
8/15/24 no access, locks changed by tenant

1.1 Living Room/Living Room Present
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 714-767-4429 THERES A SECURITY GATE

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.
1.1 Living Room/Living Room Present
8/16/24 no access, not notified
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
1.1 Living Room/Living Room Present
8/16/24 no show 11:40 white house
4.6 Other Rooms/Celing Condition
remove black discoloration
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
8.7 General Health and Safety/Other Interior Hazards
1. install common area co/smoke detector in basement/laundry /water heater area

2. install co detector in common area of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair

2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace

2.5 Kitchen/Window Condition
screen tattered, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

1.5 Living Room/Window Condition
install missing screens

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

3.12 Bathroom/Tub or Shower
recaulk around tub

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen
4.5 Other Rooms/Window Condition
replace tattered screens
2.5 Kitchen/Window Condition
replace tattered screens
2.3 Kitchen/Electrical Hazards
install gfi outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs
2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace
3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:08pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-8-19-24 Spoke to the owner who called and advised they need additional time to make repairs (they will be starting repairs once the tenant moves out in a week or 2) r/s the 8/30 inspection to 9/13. Owner will probably call back for additional time.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
08/19/24- Spoke with PM, she requested to re-schedule the 08/26 inspection due to tenants being out of town. She requested an inspection after 9/27 but I advised her our schedule only goes out to mid Sep as of right now. Re-scheduled to 09/13 from 9am-12pm and let her know to cb at least a day before to push it out further.

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

1.1 Living Room/Living Room Present
08/19/24- Spoke to owner, stated he is having a hard time getting a hold of tenant to advise of upcoming inspection. Re-scheduled from 08/23 to 09/13 from 11am-2pm. wner agreed. M.T
5/24/24 no access, not notified

4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.

1.1 Living Room/Living Room Present
30 Minute pre-call to MR Lui 415-810-7768
5/28/24 no show 12:24 pm bottom end unit ring camera doorbell, dog barking in unit
JC-7-16-24 Waived r/i fee for 8/9 - advised owner we will not waive any additional fees if the units fails or no shows again.
30 Minute pre-call to MR Lui 415-810-7768

7.4 Heating and Plumbing/Water Heater
no access to water heater door blocked, must provide access at next inspection

8.4 General Health and Safety/Garbage and Debris
clean/organize patio

1.1 Living Room/Living Room Present
8/18/24 no show 1:28 tan building, last unit on top

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
venthood making loud noise when on and missing grease screen, repair

3.12 Bathroom/Tub or Shower
shower head leaking, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner who called and advised she rail work will be done on the 30th moved the 8/23 inspection to 9/10.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-21-24 Spoke to the owner she is going out of town wanting inspection to be in Sept. R/S from 8/26 to 9/24 (few days after owner returns)
12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
JC-8-21-24 Spoke to the owners daughter who called in for a repair extension. Moved inspection from 8/26 to 9/16.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/20/24 no show 1:55pm, gate locked

8.7 General Health and Safety/Other Interior Hazards
replace co detector

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace

3.7 Bathroom/Wall Condition
toilet paper holder missing

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement

3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust

1.1 Living Room/Living Room Present
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.

5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair

2.12 Kitchen/Sink
caulk around sink

5.2 Secondary Rooms/Security
repair ceiling in rear extra room

1.1 Living Room/Living Room Present
8/20/24 no show, not notified

7/26/24 no access, closed door in my face

6/27/24 no access, tenant not notified of inspection

5/21/24 no show 10:08 am pic

1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show, dog barking inside

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, tenant not notified, refused inspection, very rude about not being notified

1.1 Living Room/Living Room Present
8/20/24 no show.

7/26/24 no show 1:10 pm top unit

6/27/24 no show , top unit

5/21/24 no show, spoke to tenant on ring camera doorbell, they were not home and not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no show tan building/green trim bottom unit

6/27/24 no show tan building/green trim

5/21/24 no show 10:22am tan building/green trim
1.1 Living Room/Living Room Present
8/20/24 no show

7/26/24 no access, tenant not notified

6/27/24 no access, tenant not notified of inspection

5/231/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no show 1:06 cream house

7/26/24 no show cream house, 12:23

6/27/24 no show 2:52 pm light tan house/ black Gmc truck in driveway

5/21/24 no access, not notified of inspection
1.1 Living Room/Living Room Present
8/20/24 no access, not notified

7/26/24 no show 12:35pm dog barking

6/27/24 no access, tenant not notified of inspection

5/21/24 no access, language barrier
1.1 Living Room/Living Room Present
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.
1.1 Living Room/Living Room Present
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887
JC-8-23-24 Owner called to review fails. Advised OK to remove damaged screen. Explained if it is present it should be without damage. O advised the tenant lost the vent cover. Advised she can review the lease agreement RE tenant damage, but she still needs to make sure the work is done.
8/21/2024 Owner Rosa called needs to reschedule. Tenants will be out of town and has 2 more items that need to be repaired. Moved from 9/3/2024 to 9/23/2024 1pm-4pm. Rosa confirmed. ROSA IS 1HR AWAY PLEASE CALL 1HR PRIOR 415-519-4887 Alison

4/8/2024 Rosa called in to reschedule. N/A. Moved from 4/11/2024 to 5/14/2024 9am-12noon. Rosa confirmed. CALL NIGHT BEFORE TO GIVE ROSA AN ETA. SHES AN HOUR AWAY FROM THE PROPERTY. 415-519-4887 Alison

6/21/24 no show. no access.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to remove foil from stove as it can retain oil and become fire hazard.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath TV has missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

1.3 Living Room/Electrical Hazards
hallway light inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace

4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
1. hallway bathroom light switch cover missing

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration from ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
install Gfii outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building
1.1 Living Room/Living Room Present
8/22/24 no show 12:53 pm green building, top unit, cameras around building
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair
1.1 Living Room/Living Room Present
7/18/24 no access, not notified of inspection
6/21/2024 Owner called very upset. Never received a call from inspector. She called our office no one picked up. I apologized a few times. She said shes not doing this anymore and not paying for anything. Shes going to the city to complain. She didnt want to reschedule the inspection. Alison
06/17/24- Spoke to owner, requested pre-call for tomorrows inspection (06/18). Pre-call at 510-593-8950. M.T
CH-4-9-24 R/S from 4-16-24 to 5-14-24 owner states repairs not done
pre-call 510-593-8950
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constanty in downstairs bathroom
3.12 Bathroom/Tub or Shower
1, master bathroom shower door will not open and close as designed,repair

2. recaulk around tub (master)

3. hallway bath upstairs tub diverter not working as designed,repair
3.8 Bathroom/Floor Condition
master bathroom flooring has evidence of water damage, repair/replace
4.6 Other Rooms/Celing Condition
downstairs bedroom ceiling has evidence of water damage,discoloration,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
2.12 Kitchen/Sink
missing, being replaced
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison
1.7 Living Room/Wall Condition
repair peeling paint
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint
3.7 Bathroom/Wall Condition
baseboards water damaged, repair
7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified of inspection

5/23/24- Tenant had no knowledge of inspection, no entry.

7/25 24 spoke with tenant no notice of inspection, no entry.
1.1 Living Room/Living Room Present
8/22/24 no access, not notified
6/28/24 no access, tenant not notified

5/24/24 no access, tenant not notified

7/25/24 no show 11:25 a.m. gray and brown house
1.1 Living Room/Living Room Present
8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/26/24 no access, gated comminity

7/1/24 no show 1:09 pm

5/28/224 no access, gated community
1.1 Living Room/Living Room Present
8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T
2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T

1.4 Living Room/Security
replace missing striker plates on front door.

1.7 Living Room/Wall Condition
repair damaged wall behind front door.

3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

1.1 Living Room/Living Room Present
8/22/24 no access, gated community

7/1/24 no show 1:36 pm

5/28/24 no access, gated community

7/29/2024 no access to unit through secured community gate, no additional information provided for contact

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

2.11 Kitchen/Refrigerator
refrigerator and freezer gaskets deteriorating, replace gaskets

2.5 Kitchen/Window Condition
install missing screen, Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/removed. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
repair damaged door frame, evidence of forced entry

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. weatherize skylight in rear hallway staircase to prevent leaking

2. light fixture inoperable downstairs hallway, repair

3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install downstairs common area

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
6/14/24 no show. no access due to minors present. unable to inspect.
3.6 Bathroom/Ceiling Condition
repair black organic substance forming
3.7 Bathroom/Wall Condition
repair peeling paint
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2
1.1 Living Room/Living Room Present
8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.
2.10 Kitchen/Stove or Range with Oven
microwave inop
8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area
1.1 Living Room/Living Room Present
8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.
1.4 Living Room/Security
repair/replace damaged security door screen
2.3 Kitchen/Electrical Hazards
light fixture inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house
8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
2.3 Kitchen/Electrical Hazards
replace damaged kitchen outlet behind microwave.
4.3 Other Rooms/Elecrtical Hazards
replace damaged outlet in front right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.
7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house
1.6 Living Room/Ceiling Condition
repair cracked living room ceiling.
2.7 Kitchen/Wall Condition
repair cracked wall above kitchen entry, both sides.
8.7 General Health and Safety/Other Interior Hazards
repair cracked rear entry wall.
1.1 Living Room/Living Room Present
8/23/24 no access, gated community

7/2/24 no access, gated,

5/30/24 no show 12:48pm

7/29/2024 no access to unit through secured gate, no information provided for additional source of contact 2:30pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-701-1418
Will waive R/I fee if 8/9 inspection passes.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
5/23/24 wall heater not working in living room, repair.
8.3 General Health and Safety/Evidence of Infestation
5/23/24 evidence of roach infestation, exterminate.
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
1.1 Living Room/Living Room Present
7-15-24 no repairs made
2.12 Kitchen/Sink
faucet knob broken, replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet water damaged under sink
2.4 Kitchen/Security
patio screen door missing

2.6 Kitchen/Ceiling Condition
clean ceiling excessive grease splatter
3.12 Bathroom/Tub or Shower
downstairs bathroom tub has excessive black discoloration
3.7 Bathroom/Wall Condition
downstairs bathroom wall water damaged and missing towel bar
3.8 Bathroom/Floor Condition
downstairs bathroom floor evidence of water damage,
4.5 Other Rooms/Window Condition
downstairs bedroom window missing screen, install
4.3 Other Rooms/Elecrtical Hazards
i A missing and/or cracked coverplate presents an electrical hazard.
5.2 Secondary Rooms/Security
repair gaps around garage exit door, allowing varmen/moisture in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
ceiling and wall next to and under water heater evidence of water damage, repair located in garage
1.1 Living Room/Living Room Present
Please pre-call tenant 619-600-1171 (tenant to kennel their pet)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install hand rail for front porch
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
install switch cover plate
1.1 Living Room/Living Room Present
5/20/24 no show 9:49 am tan house
3.13 Bathroom/Ventilation
1. ventilation fan upstairs bathroom not working as designed, repair/replace

2. Hvac vent over shower/tub has excessive rusting, replace(upstairs)
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration (upstairs bathroom)
3.7 Bathroom/Wall Condition
remove excessive black discoloration (upstairs bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
downstairs co detector inoperable, repair
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex
2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. remove excessive black discoloration from tile in tub enclosure.

2. tub rusting, resurface

3. recaulk around tub

4.5 Other Rooms/Window Condition
1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install filter and ventilation cover for air intake for hvac system

7.4 Heating and Plumbing/Water Heater
1. install pressure release valve discharge pipe

2. install earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
install common area smoke and co detectors

1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection

2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install

2.3 Kitchen/Electrical Hazards
install Gfi outlet

2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door

2.5 Kitchen/Window Condition
window sill deteriorating repair/replace

3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace

3.8 Bathroom/Floor Condition
flooring deteriorating, replace

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

4.6 Other Rooms/Celing Condition
ceiling sagging down, repair

4.7 Other Rooms/Wall Condition
excessive black discoloration, repair

8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)

1.1 Living Room/Living Room Present
8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl
1.1 Living Room/Living Room Present
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
Owner:573-999-6299
JC-6-20-24 Spoke to the owner who advised he called on 4/17/24 stating he would be out of town for the next 2 months, so he would need the inspection to be r/s. Reviewed call and conf agent did not cb (2 no entry inspections as a result). Waived the $76 r/i fee.
4/22/21 no show cream house/green trim
6/6/24 No show 9:22 am yellow and green house photo taken.
6.4 Building Exterior/Condition of Exterior Surfaces
exterior left side of unit has excessive peeling paint, repair. exterior only for re-inspection
1.1 Living Room/Living Room Present
8/26/24 no show 1:27 pm brown building
2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.
3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.
1.5 Living Room/Window Condition
Replace broken living room window.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose exterior staircase railing leading up to front door.
1.1 Living Room/Living Room Present
8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
7/16/24 No show 1:13 p.m. gray and white house.

5/6/24 No show 1:20 pm. Gray house red trim. Photo taken.

CH-4-12-24 R/S from 4-18-24 to 5-6-24 owner still out of town
CH-4-8-24 R/S from 4-9-24 to 4-18-24 owner is ou of town
2.10 Kitchen/Stove or Range with Oven
all burners will not self-ignite
4.4 Other Rooms/Security
no access, door locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
install missing smoke detector, did not have access to bedroom last inspection
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor
1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
3.12 Bathroom/Tub or Shower
recaulk around tub
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
clean stove/oven fire hazard
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
3.12 Bathroom/Tub or Shower
resurface tub, peeling
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.13 Kitchen/Space for Storage, Prep and Serving
install missing cabinet door under sink
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
repair wall nest to mirror
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection

4.4 Other Rooms/Security
repair hole in door
3.4 Bathroom/Security
repair hole in door
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
4.7 Other Rooms/Wall Condition
repair holes on wall
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
4.7 Other Rooms/Wall Condition
closet doors off track
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
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heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink dripping constantly, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
3.12 Bathroom/Tub or Shower
tub peeling paint, resurface
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio deck top railing pulling off/deteriorating, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
JC-8-28-24 30 MINUTE PRE-CALL 510-943-9702
2.10 Kitchen/Stove or Range with Oven
stove inoperable.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink leaking.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob. (Pass 7/29/2024)

shower hot water knob leaking.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
1.1 Living Room/Living Room Present
8-29-24
no access change locks
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
4.5 Other Rooms/Window Condition
replace window scrren missing.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

4.10 Other Rooms/Smoke Detectors
install in common area living room.

4.10 Other Rooms/Smoke Detectors
intsall detector in common area livingroom.

1.1 Living Room/Living Room Present
8-29-24 Spoke to the owner John - tenant passed away. Unit is vacant undergoing renovation should be done 1st or 2nd week of Nov. R/S TO nov 14th. JC
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

1.1 Living Room/Living Room Present
JC-8-29-24 Spoke to the owners daughter POA - the owner has passed away. Rescheduled the 9/5 inspection to 9/30
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

3.4 Bathroom/Security
hole in bathroom door , repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.

2.13 Kitchen/Space for Storage, Prep and Serving
missing drawer top left side in kitchen, replace.

8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.
2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.
8.7 General Health and Safety/Other Interior Hazards
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8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
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1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

1.1 Living Room/Living Room Present
JC-8-20-24 Spoke to the owner. The welder cannot have the work completed until 9/20 moved the 9.10 inspection to 9/27

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-213-2687 Spoke with Charlie needs to post pone re-inspection. His list of repairs are done. Tenant still has one item left and will need help through out unit. Moved from 8/8/2024 to 8/30/2024 9am-12noon. Alison

6/27/24 no access, tenant stated she was not ready for inspection, called owner no answer

05/29/24- Owner called in requesting an ext due to not receiving the Fail report yet. I re-scheduled the inspection from 06/10 to 06/27. He did request more time than that but I advised him that that is about a month so he should have enough time but if for any reason he does need more time to call us back closed to the re-scheduled date. M.T
5/17/24 no show 11:29am whitehouse/blue trim, called owner no answer

4/8/2024 CALL OWNER 30MIN PRIOR 510-213-2687 Alison

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. replace deteriorating vanity in rear bathroom

2. repair plumbing for rear bathroom sink, not connected

3.12 Bathroom/Tub or Shower
rear bathroom tub faucet broken, replace and tub backingup, not draining as designed
3.13 Bathroom/Ventilation
ventilation fan inoperable
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove excessive black discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. left front bedroom window broken,replace

2. screen missing
3. window will not lock
4.6 Other Rooms/Celing Condition
remove peeling paint
7.4 Heating and Plumbing/Water Heater
1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard

2. safety straps loose, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
interior hallway flooring deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
clean unit unsanitary conditions
2.10 Kitchen/Stove or Range with Oven
Microwave inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
1.1 Living Room/Living Room Present
8/7/2024 CALL 30MIN PRIOR 510-222-0487 Spoke with Doreen owner. Needs to post pone inspection. Has one more item left to do and needs more time. Moved from 8/8/2024 to 8/30/2024 9am-12noon.
1.6 Living Room/Ceiling Condition
Repair damaged living room ceiling & wall above t.v. from previous leak.
3.12 Bathroom/Tub or Shower
Re-caulk & resurface inside of shower/tub.
4.10 Other Rooms/Smoke Detectors
Replace missing or inoperable bedroom smoke detectors. "both bedrooms"
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged glass surrounding front porch area.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
3.12 Bathroom/Tub or Shower
tub valve leak, cold water.
1.1 Living Room/Living Room Present
JC-9-3-24 Owner is under the weather and wants the two units on the same day moved inspection to 9/23
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed.
Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite

2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
7/1/24 no show 1:44pm dog barking in unit
4.10 Other Rooms/Smoke Detectors
bedroom upstairs middle room missing smoke detector Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable
1.1 Living Room/Living Room Present
9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1
1.1 Living Room/Living Room Present
9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.
1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock
2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace
4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house
1.5 Living Room/Window Condition
Window screen damaged, repair or replace
2.12 Kitchen/Sink
Secure faucet to countertop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
7/29/24 tenant refused entry, states COVID
7/2/24 no show 11:06 am
8.7 General Health and Safety/Other Interior Hazards
1. install common area co and smoke detectors

2. install co and smoke detectors in basement/laundry area
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
3.3 Bathroom/Electrical Hazards
install GFI.
3.12 Bathroom/Tub or Shower
re caulk tub.

7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
1.1 Living Room/Living Room Present
9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
7/25/24 no show 1:18 p.m. brown & red house
3.3 Bathroom/Electrical Hazards
bathroom outlet has hot/neutral reversed wiring. repair.
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
2.3 Kitchen/Electrical Hazards
install GFI to left of sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
PRE_CALL 510-776-5698 James
JC-9-12-24 Per call reports tenant called in prior to the first inspection and left a pc # that was never added. Tenant has called multiple times regarding the R/I fee. Explained the owner will need to reach out regarding fees (nothing due at this time anyway)
8/20/24 no show 1:19 pm black gate

7/26/24 no show gray house/black gate do house in front yard

7/3/2024 Tenant called in tested positive for COVID19 on 7/1/2024. Moved from 7/8/2024 to 7/26/2024 1pm-4pm. Tenant confirmed. Alison

6-5-24 OWNER CALLED BACK AND GAVE AUTHORIZATION FOR US TO SPEAK WITH THE TENANT.
JC-6-5-24 Tenant called in to r/s - advised the owner will need to call to r/s or give us approval to speak with the tenant.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-9-4-24 Spoke to the owner and r/s the 9/16 inspection to 9/27 he will be out of town
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not properly flushing. repair/replace.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
ADDRESS: 300 MARINA WAY S, RICHMOND, CA 94804

09/04/24- Spoke to owner who stated he was at the home all day for the inspection on 08/20 & no one showed. Advised him of notes below and he stated the address in, 300 Marina Way S, Richmond, CA 94804. advised him I updated notes and re-insp date. M.T
8/20/24 not a real address, check address

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 minute pre-call to Charlie 510-213-2687
8/13/24 no show 11:07 am no access locked gate beige and white house.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no show, dog barking in unit , called owner no answer

7/9/24 no show dog barking in unit, called owner no answer

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager who called and advised the tenant is on vacation - r/s the 9/1 inspection to 9/30

3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.

4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.

4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.

1.1 Living Room/Living Room Present
JC-9-5-24 Spoke to the manager and r/s the 9/6 inspection to 9/30 - the manager advised she fail report just got to her desk and she needs more time.
6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
30 minute pre-call 510-680-3026
8/23/24 no show 11:56 tan building, called number provided, no answer left mess

07/26/24- Spoke to previous pm, He stated they no longer manage this unit. I followed up with Jen regarding what to do in this situation and tried calling them back to advise. I left them a detailed msg stating we would need something in writing stating they no longer manage that property. The number they called from is 510-289-1184 (DO NOT USE FOR PRE-CALL). M.T
30 minute pre-call 510-680-3026
6/20/24 no show.

3.3 Bathroom/Electrical Hazards
install Gfi outlet, rear bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.

1.1 Living Room/Living Room Present
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
Please try to go after 1:45pm on 7/30/24 if possible 30-minute pre-call 510-962-0028
JC-7-29-24 Owner called stating his tenant is not available tomorrow, but he will be there. Owner requested a 2-4 inspection (ADVISED SEVERAL TIMES WINDOW IS 1-4 CANNOT CONFIRM A 2-4 WINDOW BEST TO R/S) owner wanted to keep the scheduled date
6/4/24 no access, language barrier
7/5/24 11:37am no show. mint green unit, white trim, red front fence.

7.4 Heating and Plumbing/Water Heater
7/30/24 Pressure valve piping needs to be ran outside the house.

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to windows {fire exit}

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil splatter and become fire hazard

4.10 Other Rooms/Smoke Detectors
Install smoke detector in left bedroom

4.5 Other Rooms/Window Condition
Clean black discoloration in window

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint in rear of duplex

1.1 Living Room/Living Room Present
7/30/24 Spoke with tenant no work has been done.

3.5 Bathroom/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes

4.5 Other Rooms/Window Condition
Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window has cracked panes, replace

1.1 Living Room/Living Room Present
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard

2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable

3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned

3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling

3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls

3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom

8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust

1.1 Living Room/Living Room Present
9/5/24 no show 1:56 men working on yard, unit is vacant

6/4/24 no show 11:54am gray house
7/8/24 No show 11:00 am, gray house, dark gray trim
8/1/24 Met with owner, not occupied, up for sale.

1.1 Living Room/Living Room Present
6/2/24 no access, tenant said no to inspection
7/8/24 No show 11:10 am yellow house, gray trim

3.12 Bathroom/Tub or Shower
8/1/24 Remove discoloration around bathtub.

3.6 Bathroom/Ceiling Condition
8/1/24 dark coloration on the ceiling, paint.

4.10 Other Rooms/Smoke Detectors
8/1/24 Replace smoke detector in front bedroom.

4.4 Other Rooms/Security
8/1/24 No access to back bedroom, lock on the door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
9/5/24 no access, 2:01 gate locked, tan house/red trim

8/5/24 no access 12:47, black gate locked, tan house/red trim

7/18/24 no show 1:27 pm beige and red building

4.10 Other Rooms/Smoke Detectors
Install carbon monoxide detector on 1st & 2nd level of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace falling/leaning fence in backyard.

1.1 Living Room/Living Room Present
8/5/24 no show 2:46 brown building, top unit
7-15-24 n/s light brown apartments phone/door no answer

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

2.12 Kitchen/Sink
low water pressure, repair
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.3 Kitchen/Electrical Hazards
overhead light constantly flickering, replace
1.1 Living Room/Living Room Present
9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
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1.1 Living Room/Living Room Present
09/06/24- Spoke to owner, she requested an Ext due to needing more time to notify tenants. Re-scheduled from 09/10 to 09/30 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
Pre-call was not listed on the 8/16 route - waived the R/I FEE. Owner to send in statement advising unit is vacant and will remain vacant until its sell. -JC 9/6 Moved inspection to 10/4 to allow time for the statement to be processed.
07/17/24- Owner called back to request a pre-call for the inspection on 08/16. Pre-call at 415-717-8441. M.T
07/17/24- Spoke to owner, she stated the roof of her condo has a whole in it due to a fire in the unit next door in Dec 2023. HOA recently gave approval to fix, they are expecting it to be done late July or early August. Re-scheduled to 08/16 from 11am-2pm. M.T 6/17/24 no show. no access due to fire damage.
8/16/24 no access, gated community

6/17/24 no show. no access due to fire damage.

1.1 Living Room/Living Room Present
9/6/24 no access ,gated community

CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

3.12 Bathroom/Tub or Shower
tub faucet leaking from base in upstairs hallway bathroom

1.1 Living Room/Living Room Present
9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit

4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

1.1 Living Room/Living Room Present
6/6/24 No show talked to tenant advised no knowledge of inspection need to reschedule.

3.3 Bathroom/Electrical Hazards
Replace bathroom outlet above sink with a GFCI outlet.

1.1 Living Room/Living Room Present
9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.

1.3 Living Room/Electrical Hazards
hallway light inoperable

1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace

2.10 Kitchen/If No Stove
ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair

1.1 Living Room/Living Room Present
6/7/24 no show 2:25 . light tan house police interceptor car in driveway,
7/5/24 12:30pm no show. beige unit, cream trim, brown front door
7/30/24 No show, tenant advised not notified by owner of inspection, need to reschedule.

2.10 Kitchen/Stove or Range with Oven
venthood inoperable, repair/replace

2.7 Kitchen/Wall Condition
wall above stove evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
downstairs bedroom missing smoke detector , install Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
upstairs hallway bathroom towel bar missing, repair
1.1 Living Room/Living Room Present
9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.
1.1 Living Room/Living Room Present
8/7/2024 Spoke with Scott needs more time. Tenants work nights and needs mid day time frame. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Alison

3/8/24 no access, tenant not notified or inspection
2.12 Kitchen/Sink
4/8/24 - garbage disposal not working.
3.12 Bathroom/Tub or Shower
4/8/24 loose tile around the tub enclosure.
7.4 Heating and Plumbing/Water Heater
1. water heater exhaust /flue not connected

2. closet door deteriorating
8.1 General Health and Safety/Access to Unit
4/8/24 Install unit number on building.
8.2 General Health and Safety/Exits
4/8/24 No access to front left bedroom, tenant did not have key.
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.
1.8 Living Room/Floor Condition
floor buckled, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources
3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom
3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces
1.1 Living Room/Living Room Present

8/8/24 talked to tenant no notice of inspection.
1.1 Living Room/Living Room Present
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
7/22/24 no access, tenant not notified

6/24/24 no access, tenant not notified of inspection
8/8/24 9:34 am no show, tenant had no knowledge of inspection.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
6.4 Building Exterior/Condition of Exterior Surfaces
1. cover all crawlspace ventialtion holes/ install/repair screens

2. install cover for exterior ventilation for dryer exhaust
3.7 Bathroom/Wall Condition
repair damaged/missing tile in shower enclosure
3.5 Bathroom/Window Condition
repair damaged window sill
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.6 Living Room/Ceiling Condition
repair peeling paint
6.3 Building Exterior/Condition of Roof and Gutters
repair rear gutters/downspouts
1.1 Living Room/Living Room Present
09/09/24- Spoke to owner who stated he would like an ext due to repairs needing more time. He stated he thought he would be able to clean the carpet but turns out it need to be replaced. Re-scheduled from 09/16 to 10/04. Advised O that is the furthest my schedule goes out to and to cb a day prior if he needs more time. M.T
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2
3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit

1.1 Living Room/Living Room Present
09/09/24- Owner called in stated he needs more time. Cant find some parts that are needed. Rescheduled from 09/13 to 10/04. O agreed. M.T
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home

1.8 Living Room/Floor Condition
carpet ripped/damaged/deteriorating, replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged,repair

2.3 Kitchen/Electrical Hazards
install GFi outlet right of sink

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
1.evidence of water damage,repair

2. remove black discoloration

3.8 Bathroom/Floor Condition
flooring damaged, replace

5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio

7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable

2. clean and organize unit ,unsanitary conditions (tenant)

1.1 Living Room/Living Room Present
2/5/24 no access, tenant has covid

4.5 Other Rooms/Window Condition
window and window sills excessive black discoloration and evidence of water damage, repair/replace

7.4 Heating and Plumbing/Water Heater

2. remove personal items from around water heater(tenant)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, repair/replace

1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/24/25 no access, dog in unit
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
8.7 General Health and Safety/Other Interior Hazards
Left front common smoke detector missing wires hanging
1.1 Living Room/Living Room Present
12/12/23 no access, tenant has covid
7.6 Heating and Plumbing/Plumbing
install missing covers on sprinkler heads
8.7 General Health and Safety/Other Interior Hazards
unit has active leaking, carpet wet around patio door in livingroom, repair
4.5 Other Rooms/Window Condition
1.window sill and frame has black discoloration,repair
4.7 Other Rooms/Wall Condition
remove black discoloration
8.7 General Health and Safety/Other Interior Hazards
co detector inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet facia deteriorating in front of sink, repair
2.5 Kitchen/Window Condition
1. kitchen window sill water damaged, repair
2.7 Kitchen/Wall Condition
1. wall deteriorating behind sink, repair

2. wall around window water damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. top railing on staircase has rotten wood, repair

2. patio railing has rotten/deteriorating wood, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
2.3 Kitchen/Electrical Hazards
1. light not working as designed, repair

2. install GFi left of sink
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
heater vent on livingroom ceiling peeling paint, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps

1.1 Living Room/Living Room Present
JC-12-12-23 Rescheduled the 12/15/23 inspection to 2/6/24 (Granted manager additional time to make the repairs as requested)
7/16/24 No acess

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door facia water damaged,repair

3.7 Bathroom/Wall Condition
master bath wall water damaged next to shower enclosure

1.1 Living Room/Living Room Present
7/16/24 No access

5/124/24 no access, locks changed, management, present

2/14/23 no access, locks changed

12/12/23 no access, owner not notified

10/31/23 no entry, locks changed, tenant not home

3.12 Bathroom/Tub or Shower
tub soft,sinking down when stepping or standing inside, repair

7.4 Heating and Plumbing/Water Heater
No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.

1.1 Living Room/Living Room Present
7/16/24 no access
5/14/24 no access, no key, management present

3/29/24 no access ,dog in unit

12/14/23 not notified

11/02/23 no entry dog in unit

2.12 Kitchen/Sink
garbage disposal switch cover cracked/broken, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed,repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

7.4 Heating and Plumbing/Water Heater
install earthquake safety straps

8.10 General Health and Safety/Site and Neighborhood Conditions
washing machine not working as designed, repair

1.1 Living Room/Living Room Present
7/16/24 no access

2/8/24 no access, no key

2.12 Kitchen/Sink
1. dishwasher draining from airgap, repair

2. excessive black discoloration in dishwasher, repair/replace

1.1 Living Room/Living Room Present
7/16/24 no access

5/14/24 no access, minors home, management present

12/14/23 not notified

11/2/23 no entry tenant not home, no keys

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

3.12 Bathroom/Tub or Shower
repair/replace shower/tub divertor knob.
3.3 Bathroom/Electrical Hazards
repair open ground outlet in bathroom.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in front left, and rear left bedrooms.
1.1 Living Room/Living Room Present
6/20/2024 Maria (owner called) needs to reschedule tenant has to work and she works. Best day would be on a Monday. Advised next available date is 7/22/2024 11am-2pm. She confirmed and will advise tenant. Alison

5/23/24- Spoke with tenant had no knowledge of inspection would not allow entry.
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage/extra room
1.1 Living Room/Living Room Present
CLAUDIA PLEASE NOTE THE INSPECTION TIME IS 1-4PM ON 8/23/24
30 minute pre-call(510) 506-2634
JC-7-3-24 Rcvd call from owner stating he spoke with someone and confirmed 7/9. Reviewed call and determined the owner confirmed 7/9 but inspection date was not changed - left a detailed msg advising scheduled 7/9.
7/1/24 no show, spoke to owner who stated inspection was changed

5/21/24 no show 1:20 tan house/red trim, pic

30 minute pre-call (510) 506-2634
4/11/24 No show 10:53 a.m. Beige house with red trim. Photo taken.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
PRE-CALL 510-706-7047 added 9/12 -jc
9/9/24 no access, gated community
8/6/24 no access, gated commuinity
7/11/24 no show door no answer
JC-6-4-24 Owner to send statement - property is being sold. Tenant is moving out at the end of the month.
6/17/24 no show.
1.1 Living Room/Living Room Present
9/9/24 no show 1:27 pm

8/6/24 no access, tenant not notified

7/9/24 no access, tenant not notified of inspection

06/24/24- Spoke to owner who called in to re-schedule inspection from 07/01 to 07/09 due to tenant not being available. Confirmed for 07/09. M.T
5/21/24 no access, not notified of inspection

JC-4-29-24 Due to my scheduling error the re-inspection was not done. Called owner to confirm new date. Owner was to cb to confirm a date, but never did. Called again and left a message. Scheduled 5/21 and mailed notice. Can r/s if owner calls back. 11-3-22 1pm-4pm
11-3-22 1pm-4pm
No show Tenant stated they weren't aware of any inspection
Left notice took picture
1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace
1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show, not a real address, check records

7/11/24 no show door/phone no answer
6/17/24 no show. not listed unable to locate.

1.1 Living Room/Living Room Present
9/9/24 no show 12:59 pm gray building

8/6/24 no show 12:37pm gray building. front unit

7/11/24 no show door/phone no answer
6/17/24 no show.

1.1 Living Room/Living Room Present
PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
09/11/24- Spoke to PM Ana who stated tenants have a dog and are only available on Mondays. Re-scheduled insp from 09/24 to 09/30. PM agreed and stated she will advise tenants. M.T
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.

1.1 Living Room/Living Room Present
JC-9-11-24 Spoke to the owner and r/s the 9/13 inspection to 10/4. Repairs not done. WORK WILL START ON 9/30 OWNER MAY HAVE TO CB AGAIN TO R/S

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
JC-9-11-24 Returned the owners voicemail requesting the inspection be r/s moved inspection to 9/30 and mailed a notice.
8/13/24 9:49 am no show blue house.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.

1.4 Living Room/Security
front screen door has tattered screen and door will not close and lock as designed, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair

2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair

3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
9/10/24 unit owner occupied

8/9/24 no access, owner occupied

7/22/24 no access, black locked gate around unit

6/24/24 no access, unit is owner occupied

1.1 Living Room/Living Room Present
9/10/24 no show 1:35 , brown house, black gate

8/9/24 no show 11:42 brown house/ black gate

7/19/24 no show brown house, black locked gate

6/20/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

7/19/24 no access, gated community

6/17/24 no show.

1.1 Living Room/Living Room Present
9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/10/24 no access gated community

8/9/24 owner stated she wanted to cancel inspection, no entry

JC-6-5-24 T called in and stated the owner called and gave authorization for us to speak with her regarding rescheduling. Called the owner and confirmed OK TO R/S WITH THE TENANT. CALLED THE TENANT AND LEFT A MSG ADVISING R/S TO 7/2 - CB IF NEEDED. NEED GATE CODE.
4/22/34 no access, gated community (pic)
2.10 Kitchen/Stove or Range with Oven
1. microwave venthood hood not working as designed, making loud noises

2. microwave door missing handle
2.3 Kitchen/Electrical Hazards
gfi in kitchen will not test/reset
1.1 Living Room/Living Room Present
8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
9/10/24 no show , beige house 1:05 pm

8/12/24 no show 11:31 am, beige house, van in front

5/15/2024 Spoke with Mr. Wong agent. Stated unit is being sold and is vacant. Advised I will do some research and call back. Called Mr. Wong back left a detailed message. Advised you would have to provide a copy of the listing for sale and a statement that the unit is vacant. We will reschedule this unit a couple of weeks out for now. until you get those documents in to us. Moved from 5/16/2024 to 6/11/2024 11am-2pm Alison

4/26/24 no show 12:19pm cream house,red steps ,green car in driveway

4-9-24 JC Selected this property to schedule and canceled the inspection for (625 18th 1/2) the 18th St property is vacant, and owner reported it will be sold - called in multiple times to reschedule. Called the owner and left a detailed message advising this unit would be inspected instead - mailed notice.
6/11/24 No show 11:28 am, beige house, photo taken.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/10/24 no show , rear gray house

8/16/24 no show 11:29, gray rear house, minor home

6/7/24 no show 1:45 gray rear house

4/22/24 no show gray house in rear of front house
1.1 Living Room/Living Room Present
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
JC-9-12-24 R/S the 9/24 inspection to 11/14 (per notes below owner to submit permit docs to pass). Will f/u first week of NOV.
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection

3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14. Her other rental has a fail that she needed an extension on.
JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner called back - moved inspections from 9/30 to 11/14.
JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
JC-9-12-24 Owner req R/S from 9/16 to 10/1.
8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule.
Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T

2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

7/22/24 no entry due to manager present stating that inspection was canceled and another unit was suppose to be inspected,
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (please note on route)
JC-9-20-24 The (2) inspections that took place after 6/20/24 were not done because the address is incorrect. The inspector did go on 9/13 (to the right address after confirming with the owner) but the tenant would not allow him in (language barrier). Waived one inspection fee and scheduled another inspection for 10/7 Mailed notice)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

1.1 Living Room/Living Room Present
9/12/24 no access, gate to building locked 12:10pm

8/26/24 no show 2:20 pm cream building

11:00am no show. knocked on door, no answer.

3.12 Bathroom/Tub or Shower
replace tub diverter excessive water leaking

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector 2nd fl

1.1 Living Room/Living Room Present
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
install missing screen

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.3 Building Exterior/Condition of Roof and Gutters
connect downspouts for gutters

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe, dis charge line

7.6 Heating and Plumbing/Plumbing
utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
outside light next to kitchen exit door has broken bulb in socket, repair light fixture

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.

3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet

1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. repair/replace rear staircase steps and railings, loose/deteriorating boards.

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 Please call 30min prior 510-377-4630 Alison

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/12/24 no show 1:09

30 MINUTE PRE-CALL 317-902-7369
JC-8-12-24 Spoke to the owners assistant - she stated the tenant heard someone knock but they were gone by the time she got downstairs. (GOOGLE VOICE picture -inspector there at 1:09pm no entry) advised they will get a notice. Added the pre-call # above.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood

2.11 Kitchen/Refrigerator
light inside inoperable,repair

3.3 Bathroom/Electrical Hazards
installl Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
carpet damaged, repair

1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside

1.1 Living Room/Living Room Present
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BADWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison

1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit

2.3 Kitchen/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

30 MINUTE PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm at 510-417-2094 on inspection day 06/20. M.T

2.10 Kitchen/Stove or Range with Oven
stove LF burner inop.
stove exhaust fan missing bulb.
8.7 General Health and Safety/Other Interior Hazards
replace soft floor boards upstairs area.
1.1 Living Room/Living Room Present
8/22/24 no access, spoke to owner who stated she did not receive notice of inspection

PRE-CALL 510-815-2230
06/14/24- Please give pre-all to pm on inspection day 06/20. M.T
1.4 Living Room/Security
replace missing striker plates on front door.
1.7 Living Room/Wall Condition
repair damaged wall behind front door.
3.12 Bathroom/Tub or Shower
replace shower/tub divertor knob.
1.1 Living Room/Living Room Present
9/13/24 no access, owner present, tenant will not open door,

8/22/24 no access, owner present tenant not home

7/25/24 no show 2:24 p.m .gray and white house
2.10 Kitchen/Stove or Range with Oven
stove LF burner missing knob.
8.7 General Health and Safety/Other Interior Hazards
sink water pressure to low to meet sanitary needs.
1.1 Living Room/Living Room Present
JC-9-20-24 GATE CODE #5907 - Spoke to the tenant and obtained the gate code. He advised he called prior.
Explained I do not show that it was noted.
9/13/24 no access, gated community

8/22/24 no access, gated community

7/25/24 no show 2;45 p.m. no access gated community
2.3 Kitchen/Electrical Hazards
outlets not working on right side of kitchen. repair/replace
3.3 Bathroom/Electrical Hazards
master bathroom outlets inoperable. repair/replace.
1.1 Living Room/Living Room Present
9/13/24 no show 12:31pm

8/26/24 no access, tenant present, tenant deaf/blind , could not communicate with tenant to perform inspection
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.8 Bathroom/Floor Condition
floor water damaged in front of tub, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
repair/replace floor in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable
1.1 Living Room/Living Room Present
9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
Please call owner upon arrival 510-837-1732
Spoke to the owner and scheduled 9/24 -jc 9/16
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-16-24 spoke to the manager and r/s the 9/23 inspection to 10/18 - need additional time for repairs. Went over the R/I charges.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRITTEN ON THE ROUTE.
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500
1.1 Living Room/Living Room Present
30 minute pre-call 510-710-8942
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
7.4 Heating and Plumbing/Water Heater
1. install proper hot water heater earthquake safety straps , upper and lower

2. install hot water heater pressure releases valve pipe and run outside
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
07/26/24- Spoke to owner, re-scheduled inspection from 07/31 to 08/26 from 9am-12pm due to handyman not being available. Owner stated she needed about a month. Pre-call at 510-691-1809. M.T
30 minute pre-call 510-691-1809
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den
1.5 Living Room/Window Condition
remove excessive black discoloration from window/sill in den .
1.7 Living Room/Wall Condition
carpet in den area ripping, repair/replace
2.10 Kitchen/Stove or Range with Oven
replace drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn/deteriorating toilet seat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet dripping constantly

3.12 Bathroom/Tub or Shower
1. replace caulking around tub

2. repair/replace cracked tile in shower/tub enclosure

3. tub faucet drips constantly,repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detectors

1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level

3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink

1.1 Living Room/Living Room Present
8/23/24 no show gray house/white trim, white rav 4 in driveway

2.10 Kitchen/Stove or Range with Oven
right eye not working.

2.12 Kitchen/Sink
7/16/24 GFI at kitchen sink needed.

4.10 Other Rooms/Smoke Detectors
7/16/24 need smoke detector in rear bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
7/16/24 Heater not working.

1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. tub peeling paint, resurface and recaulk

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside

8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom

1.1 Living Room/Living Room Present
9/16/24 no show 12:33pm tan 4-plex, corner unit

8/23/24 no show 11:30 am tan 4 plex, corner unit

6/14/24 12:55pm no show.

2.10 Kitchen/Stove or Range with Oven
microwave inop

8.6 General Health and Safety/Interior Stairs and Common Halls
install co2 common area

1.1 Living Room/Living Room Present
8/23/24 no show 12:30 white house/black car in driveway

7/1/2024 Owner will be out of town. Moved from 7/19/2024 to 7/22/2024 11am-2pm. Owner confirmed. Alison

JC-5-16-24 SPOKE TO THE OWNER AND RESCHEUDLED THE 5/24 INSPECTION TO 6/21- OWNER ADVISED THE TENANT PASSED AWAY AND THERE IS AN INVESTIGATION. THEY DO NOT KNOW IF THE PROPERTY WILL CONTINUE TO BE A RENTAL.
6/21/24 10:09am no show.

1.4 Living Room/Security
repair/replace damaged security door screen

2.3 Kitchen/Electrical Hazards
light fixture inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
install screens to cover ventilation holes on sides of house

8.10 General Health and Safety/Site and Neighborhood Conditions
1. clean yard

2. cut overgrown vegetation

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable

1.1 Living Room/Living Room Present
9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side

2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.

1.1 Living Room/Living Room Present
8/26/24 no show 9:37 am brown duplex

2.10 Kitchen/Stove or Range with Oven
vent hood deteriorating, excessive peeling paint, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. install common area smoke detector

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector
1.1 Living Room/Living Room Present
9/16/24 no show1:33pm top left unit

8/26/24 no show 11:51 pewter colored building top left unit

6/25/24 no access, only a minor home
4.5 Other Rooms/Window Condition
bedroom screen tattered, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
inoperable, repair
7.4 Heating and Plumbing/Water Heater
Hot water heater located in kitchen , discharge line must run outside, safety hazard
1.1 Living Room/Living Room Present
8/26/24 no access, tenant stated owner postponed inspection
2.11 Kitchen/Refrigerator
1. light inside inoperable., replace light

2. door handle missing, install
2.3 Kitchen/Electrical Hazards
install Gfi outlet
2.4 Kitchen/Security
exit door blocked, no egress, remove items blocking exit door
2.5 Kitchen/Window Condition
window sill deteriorating repair/replace
3.3 Bathroom/Electrical Hazards
1. install Gfi outlet

2. light fixture has excessive rusting/deterioration, replace
3.8 Bathroom/Floor Condition
flooring deteriorating, replace
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
4.6 Other Rooms/Celing Condition
ceiling sagging down, repair
4.7 Other Rooms/Wall Condition
excessive black discoloration, repair
8.7 General Health and Safety/Other Interior Hazards
1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)

2. install common area smoke/co detectors in basement and main level of home (owner)
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO ARRIVAL 510-815-8420 Alison

6/4/24 no access, tenant not notified of inspection
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inoperable. repair/replace.
7.4 Heating and Plumbing/Water Heater
install earthquake straps on water heater.
1.1 Living Room/Living Room Present
JC-9-20-24 The owner requested an extension through email currently doing work at the property and they are needing more time. R/S THE 10/18 INSPECTION TO 11/14
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
JC-9-20-24 Rcvd vm from owner requesting extension- left a detailed VM advising r/s to 10/18 (Mailed notice as well)
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified

1.3 Living Room/Electrical Hazards
hallway light inoperable
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
09/20/24- Spoke to PM, who requested to reschedule insp on 09/30 due to tenants moving out that same day. She also stated that she will be selling the unit once it is vacant. I advised her to send us in writing that the unit will be on the market to sell once it is vacant. Re-scheduled insp to 10/21 from 1pm-4pm. Advised her to send the proof/ statement before the inspection date. M.T
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner, requested an ext due to window he ordered not arriving on time by 09/24 inspection. Re-scheduled to 10/21 from 11am-2pm. Owner agreed. M.T
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
1.1 Living Room/Living Room Present
09/20/24- Spoke to owner who requested an ext due to windows he ordered not being delivered yet. He requested 3 weeks, rescheduled from 09/23 to 10/18 from 1pm-4pm. O confirmed. M.T
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
147 S HARBOUR WAY IS THE CORRECT ADDRESS (PLEASE NOTE ON ROUTE)

9-20-24 Called the O and left a detailed msg explaining the address was incorrect and that is why the (2) inspections after 6/20/24 were no entry. Waived one R/I fee, and scheduled the R/I for 10/7 (mailed notice). The inspection from 9/13 was not done due to tenant refusal. The inspection on the 7th will count as the 3rd ($87 due)
9-13-24 Spoke to the owner who advised the address is 147 S HARBOUR. Owner advised the inspector has only been out 1 time (explained the address is not correct).

9/13/24 no access, tenant came to door, said no, langauge barrier

8/22/24 no access, parking lot, check address, can not find
3.12 Bathroom/Tub or Shower
Tub faucet missing cover.
repair/replace damaged shower knobs.
1.1 Living Room/Living Room Present
9/23/24 no show 11:25 pm white building/black trim upstairs end unit

JC-7-30-24 Spoke to the manager who called about the May no entry inspection stating they manager was outside and the tenants were home. Advised per the notes below no entry. Advised cannot waive R/I fee.

7/18/24 no show 9:29 white building/black trim

5/20/24 no show 11:30 white building , top unit
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
1.1 Living Room/Living Room Present
6/11/24 No show, per tenant no notice from owner.
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install gfi outlet, repair
2.8 Kitchen/Floor Condition
flooring deteriorating/damaged in front of sink, repair
1.1 Living Room/Living Room Present
7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
9/23/24 no access,1:34 unit behind gated property

7/9/24 no access, unit behind gated property

05/15/24- Spoke to owner, re-scheduled inspection from 05/24 to 06/11 from 11am-2pm. Owner is leaving out of town.
6/11/24 No show per tenant no notice from owner.

1.7 Living Room/Wall Condition
evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top missing, install
3.3 Bathroom/Electrical Hazards
install gfi outlet
1.1 Living Room/Living Room Present
6/12/2024 Received voicemail from owner Ellen. Needs to reschedule. Called Ellen back left a detailed message with new date and time. 7/5/2024 11am-2pm. If this date doesnt work, please call our office. Alison
7/5/24 12:00pm no show. tan unit, white trim, black security gate.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling in hallway
3.12 Bathroom/Tub or Shower
shower head leaking from base
1.1 Living Room/Living Room Present
7/19/24 no access, tenant not notified of inspection
2.3 Kitchen/Electrical Hazards
Gfi outlet next to stove will not teat/reset, repair/replace
7.4 Heating and Plumbing/Water Heater
water heater leaking, repair
8.7 General Health and Safety/Other Interior Hazards
install dummy spaces in fuse/breaker box
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. repair deteriorating window sill
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
8.10 General Health and Safety/Site and Neighborhood Conditions
clean back/side yard and remove excessive non used items
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area carbon and smoke detectors inoperable
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
4.5 Other Rooms/Window Condition
window crank broken, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dining room ceiling cracking, repair
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
30 minute pre-call 510-375-8730
2.11 Kitchen/Refrigerator
1. refrigerator leaking/not cooling as designed, repair/replace

2. Refrigerator Gasket Deteriorated. replace
2.5 Kitchen/Window Condition
screen tattered, repair
4.5 Other Rooms/Window Condition
window will not stay up without a prop, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
8.1 General Health and Safety/Access to Unit
1. install common area co detector in basement and main level of house
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen countertop deteriorating/has holes around sink area, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.5 Bathroom/Window Condition
window frame peeling/water damaged.repair
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/9/2024 Seth called needs more time on repairs. Moved from 8/12/2024 to 9/6/2024 11am-2pm. Seth confirmed. Alison
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite
2.13 Kitchen/Space for Storage, Prep and Serving
Repair bottom of cabinet under sink, evidence of water damage
3.3 Bathroom/Electrical Hazards
Install Gfi outlet
4.8 Other Rooms/Floor Condition
Floor buckled, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-9-24-24 Owner called on 9/20 and left msg advising tenant is covid positive. R/S inspection to next available date 10/21 and mailed a notice. (left voicemail for owner advising)
12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 minute pre-call 510-213-2687

1.3 Living Room/Electrical Hazards
outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

5.3 Secondary Rooms/Electrical Hazards
install Gfi outet next to utility sink in garage

1.1 Living Room/Living Room Present
30 minute pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS 628-259-9573 CALL OWNER IF NEEDED 408-839-0244
9/6/24 no access ,gated community
9-25-24 Moved the 10/1 to 10/4 (owner needed a friday) -JC
CALL OWNER FOR ACCESS AT 408-839-0244
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.

2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.

2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.

3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.

3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.

4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.

1.1 Living Room/Living Room Present
JC-9-25-24 Spoke to the owner that explained the tenant is going out of town for a month to help an elderly family member. R/S the 10/7 inspection to 11/14

1.1 Living Room/Living Room Present
JC-9-25-24 Owner called in stating they just ordered a window that should be installed in 2 weeks. R/S the 10/1 inspection to 10/17, but advised this record has been open since June. We cannot R/S further.
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.1 Living Room/Living Room Present
7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

7.4 Heating and Plumbing/Water Heater
hot water heater located in kitchen, discharge line must run outside of unit, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover

4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector

4.10 Other Rooms/Smoke Detectors
8/8/24 need smoke detector in both bathrooms.

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

1.1 Living Room/Living Room Present
9/24/24 no access, tenant not notified

7/12/24 no access, tenant not notified

5/20/24 no access, not a real address, check records

4.10 Other Rooms/Smoke Detectors
8/8/24 Need smoke detector in all bedroom and common space.

8.7 General Health and Safety/Other Interior Hazards
8/8/24 Need Carbon Monoxide in common area.

1.1 Living Room/Living Room Present
9/24/24 check address, possible 1335

7/12/24 check addrees, not real address, possible 1335

5/20/24 no access, tenant not notified of inspection

8/8/24 No show unit not occupied.

1.1 Living Room/Living Room Present
6/3/24 no access, tenant not notified
4.10 Other Rooms/Smoke Detectors
install smoke detectors in all bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
install working smoke detector and co2 detector in common hallway area.
1.1 Living Room/Living Room Present
6/10/224 CALL 30MIN PRIOR 415-205-0194 Owner called in hes out of the country. Will return mid July. Rescheduled from 6/25/2024 to 8/12/2024 9am-12noon. Owner confirmed. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlets on outlets within 6 ft of water source
4.6 Other Rooms/Celing Condition
remove excessive black discoloration from ceiling
8.7 General Health and Safety/Other Interior Hazards
common area co detector inoperable, repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 minute pre-call to owner 510-334-3244
JC-7-8-24 Spoke to the owner and rescheduled the inspection to 7/22 - owner has two properties and needs additional time to be there.
6/21/24 no show. no access minors present inside unit. unable to enter unit.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood/light inoperable, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
8/13/24 attach outside pipe to water heater. Need double straps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/13/24 Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
8/13 missing smoke detector in front bedroom.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked, repair/replace
3.13 Bathroom/Ventilation
clean ventilation fan, full of grease and dust
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.7 Bathroom/Wall Condition
toilet paper holder missing
7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard
8.3 General Health and Safety/Evidence of Infestation
evidence of ant infestation, exterminate
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-710-1979
JC-6-21-24 Spoke to the owner and explained the 6/18 inspection was not conducted due to an inspector emergency. Owner is aware she will rcv a notice in the mail and requested a 30-minute pre-call.

6/18/24 no show.
2.12 Kitchen/Sink
caulk around sink

2.3 Kitchen/Electrical Hazards
Gfi will not test/reset, repair
5.2 Secondary Rooms/Security
repair ceiling in rear extra room
5.4 Secondary Rooms/Other Potential Hazardous Features
clean and organize rear extra room, unsanitary conditions and clutter.
1.1 Living Room/Living Room Present
4/30/24 No show 11;42 am yellow and brown building, gate locked.
4/9/24 no show 11:28 gold building, gate locked
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat worn, replace
3.12 Bathroom/Tub or Shower
tub peeling , resurface tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets
1.1 Living Room/Living Room Present
JC-9-26-24 Owner called and advised she has an appt 9/27 and will not be available until the last week in OCT. Moved the inspection to 10/28.
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who advised the unit is currently vacant but will remain a rental. Moved the inspection for 10/7 to 11/14. (They are not in the area to be there during the inspection)
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 530-613-8465
1.1 Living Room/Living Room Present
10/4/24 no show 1:37pm
8/13/24 unit is owner occupied

8/12/24 no access, tenant said he is the new owner

JC-7-1-24 RESCHEUDLED 7/11 INSPECTION TO 8/12. PROPERTY WAS SOLD TODAY. ADVISED OWNER SHE WILL NEED TO SEND PROOF FOR US TO CANCEL. OWNER ADVISED SHE DOES NOT HAVE THE BANDWIDTH TO DO THAT. EXPLAINED WE NEED SOMETHING.
6/13/24 no show. no access due to LL not notifying tenant about inspection.

6/13/2024 Accidentally rescheduled the wrong unit. Rescheduled unit back to original date today 6/13/2024. Sent text to Brian to advise. Also called him. Alison

6/12/2024 Received voicemail from owner to reschedule. Moved from 6/13/2024 to 7/8/2024 11am-2pm. Sent email to owner. Alison
1.1 Living Room/Living Room Present
JC-9-26-24 Spoke to the owner who called and advised they are not available during the scheduled window on 10/7 - moved the inspection to 10/24pm.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. thermostat for heater inopoerable,repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.8 Bathroom/Floor Condition
evidence of water damage, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
light inoperable, repair
3.4 Bathroom/Security
repair holes in door
3.7 Bathroom/Wall Condition
evidence of water damage, repair
4.4 Other Rooms/Security
door of hinges, install
8.6 General Health and Safety/Interior Stairs and Common Halls
staircase wall cracked and unfinished repairs, repair
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen, repair
2.12 Kitchen/Sink
faucet loose, repair
2.4 Kitchen/Security
patio screen door missing
3.6 Bathroom/Ceiling Condition
evidence of unfinished repair, all repairs must be finished and painted
3.7 Bathroom/Wall Condition
evidence of unfinished repair, all repairs must be finished and painted
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet on right wall
4.7 Other Rooms/Wall Condition
closet doors off track
8.6 General Health and Safety/Interior Stairs and Common Halls
1. repair hole on wall in staircase

2. bedrooms and hallways/staircase carpet excessive black discoloration
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
venthoof fan very loud, not working as designed, repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset, replace
3.6 Bathroom/Ceiling Condition
evidence of water damage, repair
3.7 Bathroom/Wall Condition
evidence of water damage, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inoperable, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
carpet separating hallway upstairs
2.3 Kitchen/Electrical Hazards
Gfi button deteriorating/damaged, replace gfi
2.7 Kitchen/Wall Condition
closet door frame damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.4 Living Room/Security
weatherize front door gaps

3.13 Bathroom/Ventilation
clean ventilation fan/light

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.4 Other Rooms/Security
remove exterior pad lock from door, both bedrooms

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detector inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
install cabinet door on cabinet under sink

2.7 Kitchen/Wall Condition
repair wall above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats inoperable, repair up and downstairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat has no power upstairs

4.10 Other Rooms/Smoke Detectors
install missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
downstairs thermostat inoperable

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostats have no power up and downstairs

2.10 Kitchen/Stove or Range with Oven
missing stove burner knob, replace

3.7 Bathroom/Wall Condition
evidence of water damage above tub/shower enclosure

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

4.4 Other Rooms/Security
master bedroom door off hinges

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

2.4 Kitchen/Security
install patio screen door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.12 Kitchen/Sink
Re-caulk around sink

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
JC-9-27-24 Spoke to the owner who called and advised theyre not available 10/11 r/s the inspection to 11/1 (the date she requested)

1.5 Living Room/Window Condition
install missing screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left side of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

4.5 Other Rooms/Window Condition
install missing screens

4.3 Other Rooms/Elecrtical Hazards
install light switch cover

6.3 Building Exterior/Condition of Roof and Gutters
install gutter downspouts and clean gutters

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

2.3 Kitchen/Electrical Hazards
install gfi outlets

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door has holes, repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors inoperable, repair/replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. install screens

2. window will not stay up, repair/replace

3.3 Bathroom/Electrical Hazards
light switch knob broken, replace

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. windows will not stay up, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps, upper and lower strap

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.5 Kitchen/Window Condition
replace tattered screens

3.3 Bathroom/Electrical Hazards
install Gfi outlets

3.5 Bathroom/Window Condition
replace tattered screen

4.5 Other Rooms/Window Condition
replace tattered screens

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
30 minute pre-call 510-612-6935

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-8-23-24 Owner called in stating the inspector did not go out yesterday. Advised gate code and number were provided through email and google voice. Owner to cb Monday once results are entered to determine what happened.
194 Schooner - gate code is #7340. You can call the tenant at 510-367-8522 if needed.

30 MINUTE PRE-CALL 415-260-8220
7/2/24 no access, gated community

5/30/24 no access, gated

7/29/2024 No Show, tenant present and stated he was on business call, waited over 5 minutes and tenant no longer responded to inspector

4.10 Other Rooms/Smoke Detectors
smoke detector inoperable/broken, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe loose, not properly connected, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets

7.4 Heating and Plumbing/Water Heater
install discharge line and run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
install dryer exhaust cover on exterior of building

1.1 Living Room/Living Room Present
CALL OWNER UPON ARRIVAL 510-837-4851
JC-7-17-24 Owner called in and advised he was waiting outside the unit in a white van. Stated there is a gate, but one should have been halfway open and the other unlocked. Notated his number for the next visit.
7/16/24 12:16 p.m. no entry building under construction, not finished.

6/18/2024 Owner called in to reschedule. Tenant n/a religion holiday. Moved from 6/21/2024 to 7/16/2024 11am-2pm. Owner confirmed. Alison

1.7 Living Room/Wall Condition
repair peeling paint

3.7 Bathroom/Wall Condition
baseboards water damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair peeling paint

7.4 Heating and Plumbing/Water Heater
hot water heater safety straps loose,repair

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector inoperable,repair

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/1/2024 PM Carmi called needs to reschedule. T n/a. They will be after 7/9/2024. Moved from 7/2/2024 to 7/19/2024 1pm-4pm. Will advise. Thank you. Alison

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. clean oven/stove, health and safety hazard (tenant)

8.10 General Health and Safety/Site and Neighborhood Conditions

2. cut overgrown vegetation and weeds and clean backyard(tenant)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.

7.4 Heating and Plumbing/Water Heater
water heater discharge line must drain outside, located inside house

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house

2.12 Kitchen/Sink
faucet dripping, repair

2.6 Kitchen/Ceiling Condition
repair cracking

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Owner called in requesting another EXT. He stated they are extensive repairs especially the concrete and would like 3 more weeks. Re-scheduled for 10/28 from 11am-2pm. Owner agreed. M.T

8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. ventilation fan not working as designed, repair/replace

2.4 Kitchen/Security
exit door sticks when opening, repair

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

4.7 Other Rooms/Wall Condition
wall peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
09/30/24- Spoke to owner, requested a pre-call for any upcoming inspections. Pre-call at 510-282-6540. M.T

1.1 Living Room/Living Room Present
09/30/24- Spoke with O, requested a 4 week ext due to tenant moving out and will not let inspector in. T should be out Mid Oct. Re-scheduled for 11/14 from 9am-12pm. O agreed. M.T
9/13/24 no show 11:18am beige duplex/red trim

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink

3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair

3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace

5.2 Secondary Rooms/Security
Garage door will not stay up,repair

1.1 Living Room/Living Room Present
9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint

1.7 Living Room/Wall Condition
finish repair to wall around heater

2.5 Kitchen/Window Condition
window screen tattered, repair/replace

3.12 Bathroom/Tub or Shower
tub rusting, resurface tub

4.7 Other Rooms/Wall Condition
evidence of water damage, repair

6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building

6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair

1.1 Living Room/Living Room Present
5/31/24 no show 11:37 am, tan building, top left unit
7/8/24 No show 1:00 p.m. tan building yellow/gray trim

2.10 Kitchen/Stove or Range with Oven
8/1/24 three of the eyes on the stove is not lighting.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Wall heater in living room not working.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair
3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet
3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate
4.4 Other Rooms/Security
master bedroom door peeling paint, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
3.4 Bathroom/Security
replace bathroom Gfi outlet
1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
4.5 Other Rooms/Window Condition
window loose, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair
1.8 Living Room/Floor Condition
replace broken/loose tile on floor
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit
1.1 Living Room/Living Room Present
9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace
1.1 Living Room/Living Room Present
7-15-24 n/s phone no answer door no answer nobody in office at 4017 garvin
06/21/24- Spoke to pm, re-scheduled from 06/25 to 07/15. Tenants are only available on Mondays. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
unit must be equipped with both a working common area smoke detector and working common area co detectors.
1.1 Living Room/Living Room Present
JC-10-1-24 Rcvd voicemail form owner last week requesting the 10/1 inspection be r/s. Called and left a detailed msg with new date 10/28 and time. Mailed notice as well.
9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
JC-10-1-24 The owner called in an advised he left voicemails to have todays inspection rescheduled. Confirmed that information and contacted the inspector to cancel the inspection. The owner then went on a 5 min tangent about all the issues he is having. Asked multiple times to move forward and find a solution, bu he started raising his voice. Advised I would call him back once we could have a calm conversation. Mailed notice.
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

1.1 Living Room/Living Room Present
JC-10-1-24 Emailed with the manager and R/S the 10/4 inspection to 10/3 (this is the only day the tenant is off work until 11/25)
9/13/24 no show 11:50 blue house

2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard

3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/1/24 no show 1:22 pm light tan house/blue trim cameras at front door

9/3/24 No show spoke to owner on ring camera. Cream house.

7/1/2024 Owner called in last week left message to reschedule. Didnt get a chance to call back. Called owner today mailbox full. Moved from 7/1/2024 to 7/29/2024 1-4pm. Mailed out notices. Alison

5/28/24 no show 10:55 light brown house/blue trim cama eras on house

1.5 Living Room/Window Condition
Window screen damaged, repair or replace

2.12 Kitchen/Sink
Secure faucet to countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat in bathroom #2 damaged, replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Outlet on right wall missing cover plate, install replacement

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
faucet dripping constantly, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair
3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface
3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.
3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back
8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink
3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair
1.1 Living Room/Living Room Present
10/1/24 no access, language barrier
9/5/24 no show 11:24 am green house

7/8/24 No show 1:36 pm. Green house white trim
7/30/24 no show 10:19 am green and white house.
1.1 Living Room/Living Room Present
9/5/24 no show 11:33 am orange house/blue trim

7/30/24 No show 1:09 p.m., orange and blue house.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. outlet by stove

2. outlets in kitchen missing face plates
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
10/1/24 no access, gate/door locked to building

9/6/24 no show 11:51 gray building, black gate no access

7/30/24 No show 10:40 a.m. gray and white house.
1.3 Living Room/Electrical Hazards
hallway light inoperable
1.8 Living Room/Floor Condition
carpet deteriorating/worn, replace
2.10 Kitchen/If No Stove
ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair
1.1 Living Room/Living Room Present
10/1/24 tenant not notified of inspection

9/6/24 no show 12:50, brown building, bottom unit

JC-8-1-24 THE INSPECTION WAS COMPLETED ON 6/20, BUT THE FAIL ITEMS WERE LOST.
7/12/2024 OWNER CALLED GAVE PERMISSION TO SPEAK WITH TENANT FOR RESCHEDULING. Alison
JC-7-17-24 Spoke to the tenant and r/s the 7/19 inspection to 8/1.
JC-7-3-24 Tenant called in and advised the inspection was conducted on 6/20 and the owner rcvd a no entry notice. Advised I would research. Tenant is very upset/suspicious. 6/20/24 no show.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
8/1/24 Living room wall heater not working.

1.1 Living Room/Living Room Present
10/1/24 no access, tenant moved

9/6/24 no access, spoke to tenant on phone, said he moved and unit is vacant

JC-7-31-24 Spoke to the owner. Unit is vacant and will be sold. Owner to send statement. R/S the 8/9 inspection to 9/6.
PLEASE CALL THE TENANT AT 734-277-7463 UPON ARRIVAL
5/24/24 no access, gated community

Call tenant upon arrival 734-277-7463 -JC 5/24/24 Tenant called in after inspection window and confirmed there is a locked gate. Added his number for the future date.

1.8 Living Room/Floor Condition
floor buckled, repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water sources

3.12 Bathroom/Tub or Shower
shower head leaking from
base, repair, master bathroom

3.3 Bathroom/Electrical Hazards
install Gfi outlets within 6 ft of water sources, both bathrooms

8.7 General Health and Safety/Other Interior Hazards
install dummy spacer in fuse box, can not have open fuse spaces

1.1 Living Room/Living Room Present
10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
10/1/24 no show 11:58 am

9/6/24 no access, person answered door language barrier, could not open door.

6/4/24 no show 1:26 pm white house/green trim

2.10 Kitchen/Stove or Range with Oven
microwave/exhaust fan inoperable. repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not operating properly. "Beeps low." repair/replace.

4.5 Other Rooms/Window Condition
Bedroom window must be able to stay up without the use of a prop.

1.1 Living Room/Living Room Present
10/1/24 no show 1:44pm

9/10/24 no access, tenant not ready needs to reschedule inspection

Voicemail left on Sunday and Monday to R/S the 8/12 inspection (not 3 days prior as it states on the notice) returned the voicemail and advised -JC 8/13
8/12/24 no show 12:12 , white house

6/18/24 no show.

1.1 Living Room/Living Room Present
10/1/24 no access, gated community

9/10/24 no access, gated community

8/9/24 no access, gated community

5/24/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.

1.1 Living Room/Living Room Present
10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.

1.1 Living Room/Living Room Present
10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked

6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming

6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating

7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock

1.1 Living Room/Living Room Present
JC-10-2-24 Per owner tenants must vacate prior to the repairs (excessive crack and, mold remediation) per the rent board she must give the tenants 2 months notice to vacate. R/S the 10/4 inspection to 10/28 with the instruction that the O must cb with a specific date repairs will start for future extensions.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,

3.7 Bathroom/Wall Condition
repair hole under light switch

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
1.5 Living Room/Window Condition
install missing screens
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
1.1 Living Room/Living Room Present
10/3/2024 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-334-0745
8/26/24 no show 2:52 pm dog barking in unit,cream house/gold trim , white truck in driveway
2.12 Kitchen/Sink
repair water damaged sub flooring underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (master & hallway)x2
3.6 Bathroom/Ceiling Condition
repair black organic substance forming along ceiling(master & hallway)x2

3.7 Bathroom/Wall Condition
repair/water damaged Baseboards (master & hallway)x2
3.8 Bathroom/Floor Condition
repair or replace/ damaged flooring underneath toilet posing safety hazard(master & hallway)x2
4.10 Other Rooms/Smoke Detectors
inop
4.5 Other Rooms/Window Condition
install window screen
7.4 Heating and Plumbing/Water Heater
hot water inop
8.7 General Health and Safety/Other Interior Hazards
repair or replace/ carpet heavily stained throughout unit
1.1 Living Room/Living Room Present
10/3/2024 CALL 30MIN PRIOR 415-734-1639 OWNER CALLED TO RESCHEDULE HAS TO WORK N/A.
MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM. OWNER CONFIRMED. ALISON
2.10 Kitchen/Stove or Range with Oven
1. remove aluminum foil from stove top, fire hazard

2. all burners must self-ignite
2.3 Kitchen/Electrical Hazards
Gfi outlet above sink will not test/rest, replace
3.12 Bathroom/Tub or Shower
recaulk around tub
3.7 Bathroom/Wall Condition
1. evidence of water damage, between toilet and tub

2. towel bar missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
4.4 Other Rooms/Security
no access to bedroom ,dog inside, must provide entry upon follow up inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulb, repair
4.7 Other Rooms/Wall Condition
closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.3 Bathroom/Electrical Hazards
light fixture missing bulbs
8.7 General Health and Safety/Other Interior Hazards
common area smoke detectors not working as designed, repair
1.1 Living Room/Living Room Present
8/26/24 no access, tenant changed locks

10/3/24 no access, locks changed
1.3 Living Room/Electrical Hazards
outlet on right center wall has open ground, repair
2.11 Kitchen/Refrigerator
inside light inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned over/renovated
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in bathroom hallway inoperable, repair
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.10 Other Rooms/Smoke Detectors
install missing smoke detector

4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector/co detectors in common areas
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
4.7 Other Rooms/Wall Condition
bedroom closet doors off track
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio top railing loose/deteriorating, replace
8.1 General Health and Safety/Access to Unit
unit is being turned/renovated, finish all repairs upon next inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed
3.4 Bathroom/Security
repair hole in door
3.7 Bathroom/Wall Condition
repair broken shelves in bathroom closet
3.8 Bathroom/Floor Condition
baseboard pulling of bottom of tub
4.4 Other Rooms/Security
repair hole in door
4.7 Other Rooms/Wall Condition
repair holes on wall
8.3 General Health and Safety/Evidence of Infestation
clean and remove excessive pigeon feces on patio
2.3 Kitchen/Electrical Hazards
oven display screen/electrical panel broken, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water faucet handle loose, repair
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track
8.7 General Health and Safety/Other Interior Hazards
install missing smoke detector
4.7 Other Rooms/Wall Condition
closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
livingroom smoke detector inoperable
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
1.1 Living Room/Living Room Present
8/27/24 no access, minors in unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railings and banisters loose and deteriorating. decking deteriorating, replace/repair
2.12 Kitchen/Sink
low water pressure for cold water
3.7 Bathroom/Wall Condition
repair peeling paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking soft/deteriorating, repair/replace

2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
1.1 Living Room/Living Room Present
9/13/24 no show 11:50 blue house
2.3 Kitchen/Electrical Hazards
replace burned outlet, safety hazard
3.13 Bathroom/Ventilation
The bathroom must have an openable window with a screen or a working vent system.
1.1 Living Room/Living Room Present
10/4/2024 CALL 30MIN PRIOR TO TENANT 646-256-7677 CAROLANN HINKLE PM CALLED NEEDS MORE TIME. MOVED FROM 10/7/2024 TO 10/18/2024 11AM-2PM.
1.1 Living Room/Living Room Present
GATE CODE #6969 510-714-7006
1.1 Living Room/Living Room Present
10/04/24- Owner called in wanting to reschedule todays 11-2 pm inspection. Advised him i will do it this one time but for future references this has to be done the day before atleast. Rescheduled from 10/04 to 10/21 from 11am-2pm. Owner agreed. M.T
9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
10/04/24- Spoke to owner, who called in this morning wanting to reschedule todays insp due to not being able to make it. Rescheduled insp from 10/04 to 10/25 from 1-4pm. O agreed. M.T
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and advised one of the tenants works nights so he needs a pm inspection. R/S the 10/11 inspection to 10/22 for both units.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
8/26/24 no show 9:37 am brown duplex
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-10-4-24 Spoke to the owner who called and requested to R/S. Need more time for 1 fail item. Rescheduled both units to 11/14am.
9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex
1.3 Living Room/Electrical Hazards
install missing outlet covers
1.4 Living Room/Security
front door facia deteriorating, repair/replace
1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair

2. tub faucet handle pulling off
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9/13/2024 Spoke with Lisa PM needs more time. Moved from 9/16/2024 to 10/4/2024 9am-12pm. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/23/24 no access, tenant not notified

06/14/24- PM called in stating the owner is out of town for a wedding and would like to re-schedule. Re-scheduled from 06/17 to 07/09 11am-2pm. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
burner knobs will not work as designed, replace/repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.4 Kitchen/Security
install missing patio screen door
4.4 Other Rooms/Security
repair/replace bedroom patio screen door, tattered
1.1 Living Room/Living Room Present
9/13/2024 Lisa PM called needs more time. Moved from 9/16/2024 9am-12noon. CALL 30MIN PRIOR DON 707-350-1158 Alison

8/26/24 no show 1:06 pm brown building, ring camera on unit
2.10 Kitchen/Stove or Range with Oven
1. kitchen stove has a hole under burner/drip pan, replace
3.12 Bathroom/Tub or Shower
tub stopper valve is pulling from tub, repair
1.1 Living Room/Living Room Present
9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair
3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

1.1 Living Room/Living Room Present
10/4/24 no show 1:03 pm

9/13/24 no show 11:31 am

8/12/24 no show 1:32 pm

6/10/24 no show 2:12 pm tan building/green trim
1.1 Living Room/Living Room Present
JC-10-18-24 Owner sent proof in July that the property was sold. Inspection was to be cancelled and another rental selected in its place/. That was not done due to my error. Cancelled.
10/4/24 no access, unit is owner occupied, very irate about us coming out

9/13/24 no show 11:37 olive house, dog barking inside

6/24/24 no access, for sale sign in yard. owner present, stated house is for sale and he was going to city to pull unit off
8/13/24 no longer a rental, tenant purchased property.
1.1 Living Room/Living Room Present
10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer

9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
9/25/2024 Owner called to reschedule. Tenants n/a and shes short staff and will be available 10/4/2024 11am to 2pm. Moved from 9/30/2024. She will text and leave a message for tenants as well. Alison

6/20/24 no show.
2.11 Kitchen/Refrigerator
8/1/24 freezer not working, repair.
2.12 Kitchen/Sink
8/1/24 Sink faucet handle not working, repair.

2.6 Kitchen/Ceiling Condition
8/1/24 repair and paint kitchen ceiling, paint bubbling.
3.12 Bathroom/Tub or Shower
8/1/24
1. Leak at bathtub faucet, repair.
2. Dark discoloration around the top of the bathtub, repair.
3.8 Bathroom/Floor Condition
8/1/24 floor trim has dark discoloration, repair.
4.10 Other Rooms/Smoke Detectors
8/1/24 smoke detector not operable.
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
1.1 Living Room/Living Room Present
10/7/2024 OWNER CALLED NEEDS TO POST PONE HAS SOME REPAIRS TO DO. MOVED FROM 10/8/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison
1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 1pm-4pm O agreed. M.T
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, stated she is going to be out of the country and wants to rescheduled insp on 10/21. Rescheduled to 11/14 from 11am-2pm O agreed. M.T

9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/07/24- Spoke to owner, rescheduled insp from 10/10 to 10/25 from 1-4pm. Owner agreed. Rescheduled due to work. M.T
2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace
8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas
4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen
1.1 Living Room/Living Room Present
10/7/24 no show 1:41pm dogs barking in unit
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
1.1 Living Room/Living Room Present
JC-10-8-24 Owner called in yesterday afternoon (same day of inspection to R/S) advised she will rcv another notice.
10/7/24 no show 12:19pm brown house
2.12 Kitchen/Sink
Disposal not functioning.
2.11 Kitchen/Refrigerator
inside light inoperable,repair
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet
8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard
1.1 Living Room/Living Room Present
JC-10-8-24 PRE-CALL 510-375-4070
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
1 hour pre-call 415-686-6690
JC-10-8-24 Spoke to the owner and r/s the 10/11 inspection to 10/22. (Both units one of the tenants arent available)
1.1 Living Room/Living Room Present
JC-10-8-24 Spoke to the owner and R/S the 10/11 inspection to 10/28 (they need to pre-inspect due to a concern that might cause the inspection to fail)
2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.
1.4 Living Room/Security
10/8 Front door replace weather stripping.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
1.1 Living Room/Living Room Present
10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.
8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.
1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
1.1 Living Room/Living Room Present
10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .
1.4 Living Room/Security
10//8 Weather stripping for front and side doors.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.
1.1 Living Room/Living Room Present
10/8/ Per tenant no notice of inspection from landlord.
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
1.1 Living Room/Living Room Present
10/8 12:57 p.m. Gray house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.
4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.
1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.
1.1 Living Room/Living Room Present
JC-10-9-24 Spoke to the manager and r/s the 10/10 inspection to 10/25 - the manager is not available.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.
8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.
1.1 Living Room/Living Room Present
MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-16-24 Owner has surgery on 11/6 asked to r/s again - moved to 11/21. They live in FL and will fly in
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community
1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.
4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.
4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.
6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
8/30/2024 CALL 30MIN PRIOR 510-912-1021 Sid (owner) called in. Needs to reschedule for a Thursday when tenants are off. Moved from 9/27/2024 to 10/10/2024 9am-12noon. Sid confirmed.

30 MINUTE PRE-CALL 510-912-1021
JC-8-20-24 Spoke to the owner who called and advised he was out of town the last few months and was unaware of the prior inspections. Owner advised he did not rcv the May notice. Advised we would waive ONE re-inspection fee if the 8/22 inspection is conducted. If it results in a no entry again the fee will apply.
7/2/24 no access, tenant not notified

5/28/24 no show 11:11 am brown building upstairs unit

7/29/2024 No show, individual at residence visiting and wouldnt allow access for inspection as he was unaware.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

2.12 Kitchen/Sink
faucet loose, repair/replace

2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair

7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair

1.1 Living Room/Living Room Present
10/10/24 no access, gated

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
wall peeling paint, repair

1.1 Living Room/Living Room Present
10/10/24 no show 11:17am

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
no access tenant not notified

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement

1.1 Living Room/Living Room Present
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair

1.1 Living Room/Living Room Present
JC-10-11-24 Spoke to the owner on 10/9 who called and advised he fixed the water heater and is not sure why it failed again. Contacted the inspector - he explained it was leaking at the time of inspection and the tenant saw it as well. Called the owner back and left a detailed msg advising. If the repair is done it will pass on the 28th or he can request a sooner date or be there if needed.
7/19/24 no access, tenant not notified of inspection

7.4 Heating and Plumbing/Water Heater
water heater leaking, repair

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

1.7 Living Room/Wall Condition
repair damaged wall next to windows

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
2.12 Kitchen/Sink
kitchen faucet loose, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair
3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10/11/24 no show 11:50 am
1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 11:13 am
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/4/24 owner sent email stating property was vacant and no longer a rental

10/11/24 no show 1:32pm gray house
1.1 Living Room/Living Room Present
10/11/24 no show 1:18 pm brown house
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair
1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair
3.5 Bathroom/Window Condition
remove black discoloration from window frame
2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
10/11/24 no show 1:00 pm 4plex, top left unit
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
10/28/24 no access, gated community

10/15/24 received notice property is being sold

9/3/24 no access , gated community
.
7/2/24 no access, gated community,

5/30/24 no access, gated
3.3 Bathroom/Electrical Hazards
Bathroom GFI has no power, repair
4.4 Other Rooms/Security
Remove key entry lock on door, center bedroom
1.1 Living Room/Living Room Present
10/15/24 owner submitted a completed tenant refusal of inspection form

8/12/24 no show 9:43 tan row house/red door
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite,repair/replace stove
8.7 General Health and Safety/Other Interior Hazards
replace common area smoke detector on 2 level, outdated and inoperable
1.1 Living Room/Living Room Present
10/15/24 PROPERTY HAS BEEN SOLD.

9/16/24 no show 12:06 upstairs first unit

8/23/24 no show 12:18 tan building, 1st unit upstairs left side
2.10 Kitchen/Stove or Range with Oven
replace deteriorating drip pans
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.12 Bathroom/Tub or Shower
tub/shower enclosure deteriorating, holes, replace
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector is inoperable/missing, repair/replace

2. Unit must have one working carbon monoxide detector per level.
2.11 Kitchen/Refrigerator
un able to inspect refigerator not plygged in.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed.
4.8 Other Rooms/Floor Condition
carpet damage at entry to bedroom, repair.
8.3 General Health and Safety/Evidence of Infestation
excessive bird fecees on patio, evidence of infestation. clean and eredicate.
8.7 General Health and Safety/Other Interior Hazards
1. intsall co/ smoke detectors in living room common area..
2. bathroom hallway smoke detctor inoperable, repair.
3.3 Bathroom/Electrical Hazards
light switch inoperable, repair/peplace.
4.10 Other Rooms/Smoke Detectors
install common area smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
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On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
vent range hood lightbulb out, replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tiolet wont flush, repair/replace.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite, repair.
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector in living room.
3.12 Bathroom/Tub or Shower
tub diverter leaking, repair.
8.7 General Health and Safety/Other Interior Hazards
heater inoperable, reair.
4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector inoperable, replace.
2. install smoke detector in common area livingroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
4.5 Other Rooms/Window Condition
replace window scrren missing.
8.10 General Health and Safety/Site and Neighborhood Conditions
patio screen door missing, replace.
8.9 General Health and Safety/Interior Air Quality
intsall common area smoke detector in living room.
2.3 Kitchen/Electrical Hazards
GFI next to sink worn, replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
themostat loose, repair/replace.
3.12 Bathroom/Tub or Shower
top left side of tub cracking, repair/replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair.

4.10 Other Rooms/Smoke Detectors
bathroom hallway smoke detector missing, replace.
2. intsall co detector in common area.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
intsall smoke detector in living room common area.

8.7 General Health and Safety/Other Interior Hazards
unable to conduct full inspection unit had no power.

2.10 Kitchen/Stove or Range with Oven
light over range out replace bulb.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,reair/replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

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install smoke detector in common area living room.

1.1 Living Room/Living Room Present
JC-10-16-24 R/S units still not ready do to fire damage
JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who advised the vendor needs more time to fix the stair rail r/s the 10/18 inspection to 11/14.

2.3 Kitchen/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085

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30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
JC-10-17-24 Spoke to the owner who called asking to move the inspection out to Dec or Jan asked why? O said the tenant is sick AND DOES NOT WANT IT. R/S to 11/14, but advised he needs to see if the tenant can allow it sooner. They have a 30 day notice.

1.5 Living Room/Window Condition
replace screen on left side window.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

2.10 Kitchen/Stove or Range with Oven
oven inoperable,reair/replace.

2.3 Kitchen/Electrical Hazards
dishwasher inoperable, reair/replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater making hissing sound while turned off , repair.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common area living room.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

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3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

1.1 Living Room/Living Room Present
GO BETWEEN 11-2PM ON 10/21/24 OWNER PLANE LANDS AT 9AM - CANNOT MAKE IT BETWEEN 9-12
6/10/2024CALL 30MIN PRIOR 510-851-9888 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF COUNTRY. RETURNING END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED. Alison

5/31/24 no access, tenant not notified of inspection

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of sink has evidence of water damage, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
outlet has open ground, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
laundryroom exit door deadbolt lock not working as designed, repair

1.1 Living Room/Living Room Present
Please call 510-234-2498 or 415-308-7313 upon arrival if needed
10-18-24 Emailed with owner and r/s the 10/25 inspection to 10/31 (date tenant is available)
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
1.1 Living Room/Living Room Present
8/19/24 no show 11:12 pm tan building top unit
1.1 Living Room/Living Room Present
7/22/24 no show pink house 1:06pm

6/27/2024 Owner called to reschedule. Tenant has Vertigo and is on bed rest. Moved from 6/28/2024 to 7/22/2024 11am-2pm. Owner confirmed and will notify tenant of date and time. Alison

5/24/24 no access, not notified
1.5 Living Room/Window Condition
window cracked, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. light inoperable,repair
3.12 Bathroom/Tub or Shower
tub peeling/cracked, repair
3.3 Bathroom/Electrical Hazards
light inoperable,repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
5.3 Secondary Rooms/Electrical Hazards
garage/basement light inoperable
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and backyard.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors in basement
1.1 Living Room/Living Room Present
No show on 10/18/24 at 133pm beige house took picture.
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
ventilation inop, repair
2.12 Kitchen/Sink
faucet spraying water, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlet next to water source
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
9/16/24 no access, tenant not notified of inspection

8/23/24 no show 11:23am green house, dogs barking inside, cameras on house,

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside
8.7 General Health and Safety/Other Interior Hazards
install smoke/co detectors in laundryroom
1.1 Living Room/Living Room Present
6/10/2024 CALL 30MIN PRIOR 510-851-9888. OWNER WILL BE OUT OF THE COUNTRY. WILL BE BACK END OF JULY 2024. MOVED FROM 7/8/2024 TO 8/12/2024 9AM-12NOON. OWNER CONFIRMED.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door broken,repair
2.3 Kitchen/Electrical Hazards
light switch not working as designed,repair
3.12 Bathroom/Tub or Shower
1. tub/shower door not secure/not sliding as designed, safety hazard,repair (hallway)

2. shower faucet handle pulling off, (master bath)
5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet on outlet above sink in garage
5.4 Secondary Rooms/Other Potential Hazardous Features
secure drop down step going into garage, loose, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
8/5/24 no show , tan house, red car in driveway

n/s door /phone no answer
2.10 Kitchen/Stove or Range with Oven
left rear burner missing. repalce.
5.3 Secondary Rooms/Electrical Hazards
intsall GFI next to utlilty sink in garage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.7 General Health and Safety/Other Interior Hazards
install common are living room smoke detector
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
6/11/24 No show advised by tenant that no notice received from owner.

10/18/24 No Show white house black trim.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area

2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs?/inoperable

1.1 Living Room/Living Room Present
10/18/24 No Show 10:20 am white unit black trim.

9/3/24 No show 10:45. white unit black trim.

6/11/24 No show 9:35 am, white unit with black trim, photo taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1

1.1 Living Room/Living Room Present
10/18/24 No show. white unit black trim. 10:20 am.

9/3/24. No show 10:47am. white unit with black trim.

6/11/24 9:35 am no show white unit with black trim, photo taken.

1.4 Living Room/Security
install missing striker plate on doorframe for deadbolt lock

2.12 Kitchen/Sink
1. dishwasher not working ass designed, repair

2. sink has evidence of leaking,repair

2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets on left and right sides of sink

2. install cover plate for outlet left of microwave

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs bathroom, reset toilet

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

3.4 Bathroom/Security
downstairs bathroom door handle not working as designed, broken, repair/replace

4.3 Other Rooms/Elecrtical Hazards
install cover on light fixture

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detectors missing, up and downstairs, install

1.1 Living Room/Living Room Present
10/21/24 no show 10:30am brown house
6/4/24 no show 2:16pm brown house
7/5/24 11:10am no show. beige unit, white trim, burgundy front door.
7/30/24 No show 1:05 pm Brown and beige house

2.6 Kitchen/Ceiling Condition
evidence of previous water damage, finish repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front staircase

1.1 Living Room/Living Room Present
30 minute pre-call 415-203-5323

3.3 Bathroom/Electrical Hazards
install Gfi outlet, hallway bathroom

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector and co detecors in basement/laundryroom

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
8/8/24 No show 12:30 white and beige house.
2.10 Kitchen/Stove or Range with Oven
1. oven/stove not working as designed and oven electrical display deteriorating not working as designed, repair/replace.

2. venthood not working as designed, repair/replace
2.12 Kitchen/Sink
low water pressure, repair
3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk
1.1 Living Room/Living Room Present
10/21/24 no show 2:30 green trim, black gate
5/31/24 no show 10:53 tan house, black gate
7/8/24 no show 1:16 pm tan house black gate
8/1/24 No show 2:02 p.m. tan/green house.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
cabinets pulling down from ceiling, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove black discoloration from around sink and recaulk front bathroom
3.12 Bathroom/Tub or Shower
remove black dscoloration from around tub and recaulk
3.3 Bathroom/Electrical Hazards
replace Gfi outlet in front bathroom, outlet burned
3.6 Bathroom/Ceiling Condition
remove black discoloration from front bathroom ceiling
3.7 Bathroom/Wall Condition
remove black discoloration from front bathroom walls
4.10 Other Rooms/Smoke Detectors
smoke detector inoperable
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
water heater discharge pipe must run outside, located in rear bathroom , safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
install exterior cover for dryer vent exhaust
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
light fixture inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
1. mailboxes broken, repair/replace

2. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no access, not notified
8/8/24 talked to tenant no notice of inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
install co/smoke detectors in garage/room
1.1 Living Room/Living Room Present
10/21/24 no show 1:35pm
9/6/24 no show 1:10 pm bluish/grayish house, black toyota in driveway

7\11/24 no show door no answer
12:50pm no show. knocked on door, no answer.

8/8/24 No show 1:17 pm Beige and gray house.
1.1 Living Room/Living Room Present
10/21/24 no show 10:54am

8/13/2024 Owner called still working on repairs. Needs more time. Moved from 8/16/2024 to 9/6/2024 1pm-4pm. Owner confirmed. Alison

4/22/24 no show , tan front house, dog barking in house
1.6 Living Room/Ceiling Condition
ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair/replace

2. oven inoperable, repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling peeling and has black discoloration, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
ceiling popcorn plaster pulling down, repair/replace
1.1 Living Room/Living Room Present
08/14/24- PLEASE GIVE PM A PRE-CALL FOR ANY UPCOMING APPOINTMENTS. PRE-CALL AT 510-235-9923 OR 510-685-5151. M.T
8/13/24 11:02 am No access, locked gate beige and white house.
2.10 Kitchen/Stove or Range with Oven
venthood fan inoperable. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly , repair
3.12 Bathroom/Tub or Shower
recaulk around tub, caulking deteriorating
1.1 Living Room/Living Room Present
8/20/24 no show , gray building
JC-8-20-24 The owner called and advised the tenants had something up cant make todays inspection. Advised unable to reschedule - they should have requested a r/s 3 bus days ago. Owner is aware.
JC-8-1-24 Spoke to resident who advised someone in the studio is covid positive. Called the owner and left a detailed msg explaining the inspection was rescheduled to 8/20. Mailed notice. Advised the tenant the owner will relay the date to them. Someone called back and advised we have the wrong number.
5/31/24 no show 3:07 pm
7/8/24 no show 1:29 pm, brown door white trim
8.7 General Health and Safety/Other Interior Hazards
common area smoke/co detectors missing, install

1.1 Living Room/Living Room Present
JC 8/13/24 - PER VOICEMAIL LOG 8/13 OWNER CALLED IN DAY OF INSPECTION TO RESCHEDULE.
8/12/24 no show, spoke to owner on the phone, she stated she called to cancel inspection

6/19/2024 CALL 30MIN PRIOR 510-377-4630 Alison

5/21/24 no show 11:15 am light blue building, top unit
2.3 Kitchen/Electrical Hazards

2. install missing coverplates for outlets
1.1 Living Room/Living Room Present
8/19/2024 Owner/PM called JR. Griffin. Were just notified that the tenants are positive for COVID. Called inspector to advise to cross off route. Rescheduled from 8/19/2024 to 9/13/2024 9am-12noon. Mr. Griffin confirmed and will notify tenants. Alison

2:05pm no show. knocked on door, no answer.
3.3 Bathroom/Electrical Hazards
master bathroom Gfi outlet will not test/reset, replace outlet
1.1 Living Room/Living Room Present
10/21/24 no show 1:46 iron fence, red gate
3.7 Bathroom/Wall Condition
7/16/24 Mold in both bathrooms, bleeding through paint.
4.5 Other Rooms/Window Condition
7/16/24 Mold at all bedroom windows.
4.6 Other Rooms/Celing Condition
7/16/24 Mold in loft ceiling, remove.
1.1 Living Room/Living Room Present
10/21/24 no show 12:33 gray building, top unit
4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen
8.7 General Health and Safety/Other Interior Hazards
replace co detector
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
2.3 Kitchen/Electrical Hazards
outlets inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint, repair
2.12 Kitchen/Sink
faucet loose, repair
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install

4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, both bedrooms

1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)

3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.12 Kitchen/Sink
faucet broken, replace

1.4 Living Room/Security
weatherize front door (gaps)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

2.11 Kitchen/Refrigerator
inside light inoperable, repair

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace

1.3 Living Room/Electrical Hazards
ceiling fan inoperable, repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

2.5 Kitchen/Window Condition
screen tattered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair

3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub

3.8 Bathroom/Floor Condition
flooring soft, repair
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
1.4 Living Room/Security
security screen door cut hazard, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
4.4 Other Rooms/Security
door frame damaged, repair
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
1.4 Living Room/Security
Front door will not close as designed, repair
3.12 Bathroom/Tub or Shower
peeling paint, repair
3.12 Bathroom/Tub or Shower
tub peeling, repair
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
3.7 Bathroom/Wall Condition
walls peeling paint
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
3.7 Bathroom/Wall Condition
water damaged next to tub
3.6 Bathroom/Ceiling Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
4.6 Other Rooms/Celing Condition
remove black discoloration
2.7 Kitchen/Wall Condition
repair peeling paint
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
repair inoperable light
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail on front porch

2.4 Kitchen/Security
door damaged, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
3.12 Bathroom/Tub or Shower
tub peeling paint, repair
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
1.1 Living Room/Living Room Present
JC-11-26-24 Returned the owners voicemail (twice) last night and at 12:57pm today. She left a v/m on Fri night and this morning. Owner expressed frustration about the phone system as she held for 10 mins before having to leave a vm. Owner advised she called to R/S the 10/22 inspection advised per the notes below it was r/s from 10/11 to 10/22 (may need to pull call) she is aware she will get a notice.
10/22/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and requested a r/s due to medical treatments. R/S the 10/28 inspection to 11/15
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-10-23-24 Owner called and advised the vendor is unable to do the work today R/S the 10/25 inspection to 11/5
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
3.8 Bathroom/Floor Condition
floor damaged, repair
3.12 Bathroom/Tub or Shower
caulk around tub
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite

2.11 Kitchen/Refrigerator
replace gasket for refrigerator
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
3.8 Bathroom/Floor Condition
floor sinking down, repair
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.
1.1 Living Room/Living Room Present
10-24-24 Spoke to the owner who called and advised the tenant is not available tomorrow. R/S the inspection to 11/12
9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago). R/S from 10/25 to 11/5
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck

1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
JC-10-24-24 Manager emailed and requested a r/s stating she just rcvd notice (notices were mailed weeks ago).
R/S from 10/25 to 11/5
3/28/24 no access, no key
7/16/24 no access
2.10 Kitchen/Stove or Range with Oven

microwave vent light inop,repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE PRE-CALL JASON FOR GATE ACCESS 314-745-1818
JC-10-24-24 Spoke to the owner and r/s the 11/4 inspection to the 19th, but he may have to cb to change the date.
10/10/24 no access, gated
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: MUST KNOCK ON THE FRONT HOUSE (OWNER) 718 40TH ST FOR ACCESS
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
10/13/24 no show 1:13pm brown house
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.

3.3 Bathroom/Electrical Hazards
light fixture loose, repair

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.7 Bathroom/Wall Condition
remove black discoloration

3.6 Bathroom/Ceiling Condition
remove black discoloration

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

1.1 Living Room/Living Room Present
8/6/24 no show 11:28 tan duplex

7/11/24 no show door/phone no answer
6/17/24 no show.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch staircase railings loose/deteriorating, repair/replace

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
JC-9-4-24 Spoke to the owner who wants the re-inspection fees waived claiming he never rcvd a call although it shows call attempts were made on both days. Advised I would contact the inspector and get back to him.
8/6/24 no show, called owner no answer

7/9/24 no show, called owner no answer

6/19/2024 Call 30min prior 510-900-9209.
Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.12 Kitchen/Sink
Re-caulk around sink

2.3 Kitchen/Electrical Hazards
Install GFI outlet in kitchen near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.3 Bathroom/Electrical Hazards
repair / replace rusting/deteriorating light fixture

1.1 Living Room/Living Room Present
10/24/24 no access, owner states unit is not ready

30 MINUTE PRE-CALL 510-472-4777
JC-9-5-24 Owner called yesterday disputing R/I fees (claiming he did not get a call PROOF IN GOOGLE VOICE INSPECTOR DID CALL) left detailed msg advising WILL NOT WAIVE FEES. THE INSPECTOR WENT TO THE UNITS AND CALLED AS REQUESTED. UPDATED THE PC # AS REQ BY OWNER.
8/6/24 no access, tenant not notified

7/9/24 no access, person answered door and said tenant passed away, not a good time

6/19/2024 Call 30min prior 510-900-9209. Owner has 3 properties on Nevin. Owner has to work. N/A. Moved from 6/21/2024 to 7/9/2024 11am-2pm. Owner confirmed. Alison

2.3 Kitchen/Electrical Hazards
Install GFI outlet near water source

2.8 Kitchen/Floor Condition
Repair / replace damaged flooring

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet handle Damaged / Missing.

3.8 Bathroom/Floor Condition
Repair / replace damaged flooring

1.1 Living Room/Living Room Present
10/25/24 no show 1:03pm , dogs barking in unit

7/9/24 no show 11:11 gray building, top unit dog barking in unit

JC-7-8-24 Spoke to the tenant who advised her daughter is sick - advised her to have the owner/manager call in to r/s or give us authorization to speak with her.

8.10 General Health and Safety/Site and Neighborhood Conditions
tenant has no control of front and rear porch lights, safety hazard, repair

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.

9/24/24 install pressure release valve pipe and run outside

7.4 Heating and Plumbing/Water Heater
8/8/24 No access to water heater.
9/24/24 install pressure release valve pipe and run outside

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

1.1 Living Room/Living Room Present
Please call the tenant at 650-245-4963 for access (should be button to ring the office if needed can try gate code 9851 provided by owner) -JC 10/28
10/10/24 no access, gated community

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner and r/s the inspection from 10/21 to 11/14 (needs more time)
9/30/24 no access tenant not notified of inspection

1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter not working as designed

3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage

3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage

3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink has evidence of water damage, repair/replace
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet,
3.7 Bathroom/Wall Condition
repair hole under light switch
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
check addreess unit address on building(duplex) says 5314 and 5316 no one was home at 5314
1.1 Living Room/Living Room Present
PRE-CALL 415-741-8575
JC-10-28-24 Spoke to the owners son Tim and r/s the 10/4 inspection to 11/22. He is out of town until the 19th.
no access tenant not notified
1.1 Living Room/Living Room Present
30 minute pre-call 510-334-4403
JC-10-28-24 Spoke to the owner (added a pre-call) it is a gated community
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-8-15-24 Spoke to the owner and waived the $87 fee - owner sent email to the email address on the notice (incorrect email)
7/5/24 12:15pm no show. no access. per tenants inspection has been moved to august.
2.12 Kitchen/Sink
missing, being replaced
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.3 Secondary Rooms/Electrical Hazards
garage light fixture missing, exposed electrical, repair
7.4 Heating and Plumbing/Water Heater
discharge pipe must run outside
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
8/22/24 no show, 10:24 cream house/gray trim lexus truck in driveway
2.3 Kitchen/Electrical Hazards
install Gfi outlets next to sink
3.3 Bathroom/Electrical Hazards
install Gfi outlets in downstairs, upstairs hallway and master bathrooms.

4.6 Other Rooms/Celing Condition
ceiling plaster pulling down, repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detector on main level of house.

2, install common area smoke detector on main level and repair/replace inoperable smoke detector on bottom level
1.1 Living Room/Living Room Present
10/28/24 no access, tenant stated owner told him inspection was rescheduled

7-15-24 door/phone no answer N/s
JC-6-11-24 Spoke to the owner and scheduled this unit (canceled 345 S 9th St due to tenant refusal). Confirmed and mailed notice for 7/15.
1.3 Living Room/Electrical Hazards
hallway light fixture cover missing, repair
1.5 Living Room/Window Condition
window sill deteriorating/excessive black discoloration, repair
4.5 Other Rooms/Window Condition
window sill deteriorating/excessive black discoloration, repair
1.1 Living Room/Living Room Present
8/16/24 no access, tenant not home, manager present
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite, repair/replace
2.3 Kitchen/Electrical Hazards
install Gfi outlets on right and left sides of sink
3.8 Bathroom/Floor Condition
flooring pulling up in front of tub, repair (hallway)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install in bottom bedroom
7.4 Heating and Plumbing/Water Heater
water heater discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
rear fence missing boards, repair
1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
4.7 Other Rooms/Wall Condition
wall peeling paint, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch concrete landing has excessive tripping/safety hazard, sinking down and cracking, repair/replace
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke inoperable in hallway

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
PLEASE NOTE ON ROUTE: 5314 PANAMA AVE (CONFIRMED WITH OWNER)
pre-call DAILY WANG (MGR) AT 510-910-0589
10/29/24 NOTED YESTERDAT THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
check address unit address on building(duplex) says 5314 and 5316 no one was home at 5314

1.1 Living Room/Living Room Present
pre-call DAILY WANG AT 510-910-0589
10/29/24 NOTED YESTERDAY THAT I SPOKE WITH THE OWNERS SON, AND R/S NOTES GONE. CONF 11/22
no access tenant not notified

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-915-1615
10/7/24 no show 1:41pm dogs barking in unit

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.1 Living Room/Living Room Present
6/4/24 no show 11:32 am top unit

2.12 Kitchen/Sink
faucet handle pulling off, repair

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.12 Bathroom/Tub or Shower
shower head leaking, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.8 Bathroom/Floor Condition
evidence of water damage, repair

1.1 Living Room/Living Room Present
8/15/24 no access, minors home

Claudia please add this note on the route: Please pay special attention to: Master bedroom window seal (discoloration), smoke detector (missing batteries). The front door does not property latch or lock. Infestation issues.

1.4 Living Room/Security
weatherize front door gaps

2.7 Kitchen/Wall Condition
evidence of water damage, unit being worked on, finish water damaged repair

3.13 Bathroom/Ventilation
clean ventilation fan/light

8.3 General Health and Safety/Evidence of Infestation
Exterminate for bugs

1.1 Living Room/Living Room Present
8/15/24 no access, tenant sick

2.4 Kitchen/Security
install patio screen door

4.4 Other Rooms/Security
master bedroom door off hinges

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway upstairs entry to bedroom ,damaged carpet

1.1 Living Room/Living Room Present
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 waived the re-inspection fee for 8/26 (owner attempted to r/s prior to the inspection date) called owner and left a detailed message explaining. Owner advised yesterday that the window repair will cost thousands; requesting an ext until next year. Advised in msg cannot r/s beyond 6 month mark (DEC). Advised her to cb regarding the r/s

1.5 Living Room/Window Condition
Replace broken living room window.

1.1 Living Room/Living Room Present
10/30/24- Please give O a 30 min pre-call so she knows which unit you are going to first (84 terrace & 401 Washington are her properties). Pre-call at 510-233-9063. M.T

JC-9-12-24 Waived the R/I fee (owner attempted to r/s prior to the inspection date) left detailed message today advising.
8/26/24 no show 1:27 pm brown building

2.3 Kitchen/Electrical Hazards
Replace kitchen outlets left & right of sink with GFCI outlets.

3.7 Bathroom/Wall Condition
Repair chipping/peeling paint on bathroom wall above sink & re-caulk.

1.1 Living Room/Living Room Present
MOVED TO 12/10/2024 NO LONGER A RENTAL ALISON
10/30/24- Tenant (Kelvin Mcmiller) called in and requested the previous inspection report. Sent him the report to his email at (krmcmiller53@gmail.com). M.T

MUST PROVIDE 1 HOUR PRE-CALL TO 415-810-3365 on 9/6/24 Owners attorney will be present.
JC-10-10-24 Spoke the owner who called and advised they cannot make it CA to make the repairs by the 18th. R/S to the 1st.
07/05/24- Spoke to owner, requested to re-schedule for 09/06 from 11-2pm. Pre-call at 510-406-1432. M.T
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-406-3358 OR Call tenant at 510-776-9225 (owner called at 2:10pm on 4/19/24 to advise the property is gated)
JC-6-18-24 Spoke to owner who expressed frustration that they did not rcv a call yesterday. Advised the only instruction I see was for the tenant to be contacted. Notated their contact for a possible re-inspection.
4/19/24 no show at 1:35pm, gated community

1.3 Living Room/Electrical Hazards
repair open ground outlets in living room.

4.3 Other Rooms/Elecrtical Hazards
repair open ground outlets in bedroom.

4.8 Other Rooms/Floor Condition
repair/replace damaged lifting hallway flooring.

6.4 Building Exterior/Condition of Exterior Surfaces
repair open ground patio outlet.

8.7 General Health and Safety/Other Interior Hazards
patio screen door doesnt lock.

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
JC-10-30-24 Owner called and advised one tenant has covid and the other is out of town (duplex) r//s the 10/31 inspection to 11/18
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door

1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install

3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install

1.1 Living Room/Living Room Present
9/27/24 no show12:17pm gray building/red door

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detectors missing, install

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
9/27/24 no show 2:20pm

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
no access to water heater , owner must provide access at next inspection

1.1 Living Room/Living Room Present
9/27/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfii outlet

2.4 Kitchen/Security
install deadbolt for rear exit door, safety hazard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
10/1/24 no access, owner stated inspection was rescheduled

8/23/2024 CALL 1HR PRIOR OWNER IS COMING FROM LAFAYETTE 510-821-7188. Owner advised no one will be available. Moved from 8/26/2024 to 9/16/2024 1pm-4pm. Alison

3.13 Bathroom/Ventilation
half bath on main level ventilation fan very loud, not working as designed,repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector

1.1 Living Room/Living Room Present
10/31/24. No access, locked gate 11:16am

9/30/24 no access gate locked 10:47

1.5 Living Room/Window Condition
install missing screens, safety hazard unit on second floor

1.6 Living Room/Ceiling Condition
repair ceiling, cracking and peeling paint
1.7 Living Room/Wall Condition
finish repair to wall around heater
2.5 Kitchen/Window Condition
window screen tattered, repair/replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface tub
4.7 Other Rooms/Wall Condition
evidence of water damage, repair
6.3 Building Exterior/Condition of Roof and Gutters
connect gutter downspout side of building
6.4 Building Exterior/Condition of Exterior Surfaces
back of building has cracking, repair
1.1 Living Room/Living Room Present
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.7 Other Rooms/Wall Condition
Evidence of water damage, repair
3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration
3.7 Bathroom/Wall Condition
Remove excessive black discoloration
7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair
3.5 Bathroom/Window Condition
Install missing screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace carpet in unit, excessively soiled and deteriorating
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.1 Bathroom/Bathroom Present
downstairs
3.12 Bathroom/Tub or Shower
1. tub faucet missing, install

2. caulk around tub
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
3.8 Bathroom/Floor Condition
tile flooring cracked, damaged, repair
1.1 Living Room/Living Room Present
10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
11/1/24 no show 12:17pm white duplex

10/1/24 no show 1:26 pm white duplex

9/3/24 . No show at 12:12pm. White duplex.

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
faucet dripping constantly, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling down/away from wall ,repair

3.12 Bathroom/Tub or Shower
tub rusting, repair/resurface

3.5 Bathroom/Window Condition
window will not open Window must be openable and remain open without props.

3.8 Bathroom/Floor Condition
repair/replace broken/loose tile flooring

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front and back

8.7 General Health and Safety/Other Interior Hazards
install common area smoke/co detectors

1.1 Living Room/Living Room Present
11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
11/1/24 no show 11:05 am gray house

10/1/24 no access, tenant not notified

9/5/24 no show 2:06 pm gray house

8/8/24 No show 11:56 a.m. Gray and white house.
1.1 Living Room/Living Room Present
11/1/24 no access, tenant not notified

10/1/24 no access, tenant not notified

9/5/24 no access, tenant not notified

8/8/24 13:36 p.m. no show. House empty up for sale.
1.1 Living Room/Living Room Present
11/1/2 no show 11:12am green duplex

10/1/24 no show 1:59 pm green duplex

9/12/24 no show 11:13am green duplex

8/13/24 No show, Tenant son (underage) parents not home, reschedule.
1.1 Living Room/Living Room Present
11/1/24 no show 11:12am green duplex

10/1/24 no show 1:59pm green duplex

9/12/24 no show 11:13 green duplex

8/13/24 No show 12:09 p.m. green house.
1.1 Living Room/Living Room Present
11/1/24 no show 11:22 am gate locked house up on hill

10/1/24 no show 2:32 pm gate locked. house up on hill

9/12/24 no show 11:39am gate locked, house up ,on a hill

8/20/24 no show 1:55pm, gate locked
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
3.3 Bathroom/Electrical Hazards
install Gfi outlet
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite
1.1 Living Room/Living Room Present
11/04/24- Owner left a vm over the weekend wanting to reschedule todays inspection. Since it was in the PM time frame I went ahead and rescheduled it. Left detailed msg to owner to advise of rescheduled date (11/15 from 11am-2pm). M.T
10/8 No show 2:10 pm Gray and white house.
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner who called in requesting an Ext. Stated he was having some schedule conflicts and could not make it for 11/07. Rescheduled for 11/15 from 11am-2pm. Owner agreed. Sent updated notice. M.T
1.1 Living Room/Living Room Present
11/04/24- Spoke to owner, she requested an ext due to not being able to reach her tenant to advise of the inspection. Rescheduled for 11/22 from 1pm-4pm. Owner agreed and will advise tenant. M.T
10/10/24 no show 11:35am pink house

1.1 Living Room/Living Room Present
JC-11-4-24 Spoke to the owner who advised between the tenants work and travel schedule they need a Dec inspection. R/S inspection to 12/10pm
10/10/24 no show 11:35am pink house
1.1 Living Room/Living Room Present
10/4/24 no show 10:05am brown duplex

9/12/2024 Owner called in needs more time on repairs. Moved from 9/23/2024 10/4/2024 9am-12noon. Owner confirmed. Alison

7/2/24 no access,tenant not notified of inspection
3.12 Bathroom/Tub or Shower
1. tub peeling paint,repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/4/24 no show 10:29am

10/4/24 no show 12:31pm

9/19/2024 Owner called left a message. Needs to reschedule off of 9/23/2024. Tenants are sick. Called owner back left detailed message. Moved inspection from 9/23/2024 to 10/4/2024 11am-2pm. If this date doesnt work, please contact our office. Alison
1.3 Living Room/Electrical Hazards
hallway light inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets in master bedroom bathroom
3.5 Bathroom/Window Condition
1. master bathroom window has excessive black discoloration.
2. window crank loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
closet walls have excessive black discoloration, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio steps loose, safety hazard, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
doorbell inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, repair/replace
1.1 Living Room/Living Room Present
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
1.1 Living Room/Living Room Present
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.
1.1 Living Room/Living Room Present
11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-11-5-24 Spoke to the owner who called and advised he has a medical appt 11/12 r/s to 11/15
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
10/4/24 no access, gated community, called number provided, no answer
JC-11-5-24 Spoke to the owner and advised we are not waiving the r/i fee for yesterday per the history of the inspection. The owner had feedback. Advised I would pass it along.
9/6/24 no access ,gated community

CALL TENANT FOR ACCESS 628-259-9573 or owner 408-839-0244
Monday or Friday is the preferred days
JC-9-6-24 Owner called and advised the inspector did not go out, asked if this is a gated community - owner advised yes. Notated his number for future inspections.
8/13/2024 Owner called in he nor the tenant will be available. Reschedule from 8/19/2024 to 9/6/2024 11am-2pm. Owner confirmed. Alison
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 415-516-3524
JC-11-5-24 Spoke to the owners son who advised he is taking over for his dad currently. Requesting the 11/8 inspection be r/s. Moved both units to 11/22pm

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-11-5-24 Spoke to the o. She needs more time to make repairs. R/S the 11/12 inspection to 12/10. She will cb for more time.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790

1.1 Living Room/Living Room Present
JC-11-6-24 R/S from 11/14 to 12/10 - unit is vacant and under renovation. unit will remain a rental. Ok to R/S.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
11/06/24- Spoke to owner, he requested to reschedule due to tenant not being available. Re-scheduled insp from 11/08 to 11/22 from 1-4pm. O agreed and will advise tenant. M.T

1.1 Living Room/Living Room Present
check address there is no 212#2 from the street only 216, i have pic of building

2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source

1.1 Living Room/Living Room Present
10/11/24 no access, tenant not notified of inspection

2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen

3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom

3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom

1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house
1.1 Living Room/Living Room Present
No show on 10/18/24 at 108pm. beige house white trim. took picture.
2.3 Kitchen/Electrical Hazards
install GFI to right side of sink.
3.12 Bathroom/Tub or Shower
re caulk tub.
3.3 Bathroom/Electrical Hazards
install GFI.
3.7 Bathroom/Wall Condition
toilet paper holder broken, repair/replace.
2: wall paint peeling/evidence of water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat switch broken, replace/repair
7.4 Heating and Plumbing/Water Heater
discharge lines must be cpvc or copper pipe.
8.7 General Health and Safety/Other Interior Hazards
common are smoke detector/ co detector inopperable repair /replace..
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
7.4 Heating and Plumbing/Water Heater
1. Water heater closet door frame rusting

3. repair wall in closet damaged
1.1 Living Room/Living Room Present
5/13/24 no show, no access, management present

2/5/24 no access, no key and tenant not home
5.3 Secondary Rooms/Electrical Hazards
1. Laundryroom light fixture cover missing.

2, Ventilation fan hanging down in laundryroom
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove excessive clutter from patio
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
5/13/24 no access, manager stated unit is rescheduled
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck
1.1 Living Room/Living Room Present

9/9/24 no access. dog in unit
5/14/23 no show, management present,no key

3/26/24 no access,manager said that tenant said not a good time

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. patio decking deteriroating, repair

2. patio railing deteriorating, repair
7.4 Heating and Plumbing/Water Heater
install HWH earthquake safety straps
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2.13 Kitchen/Space for Storage, Prep and Serving
1. water damaged under sink, repair
2. actively leaking. repair
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace
4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner who advised the unit is currently vacant and they are doing work in it. R/S the 11/12 inspection to 12/10
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked
JC-11-7-24 Spoke to the owner who called and advised she needs more time to make the repairs. R/S the inspection to 12/10
8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.10 Kitchen/Stove or Range with Oven
venthood light inoperable
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the tenant and r/s the 11/12 inspection to 11/19 (tenant has to work)
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
1.1 Living Room/Living Room Present
11/7/24 no show 11:29am do not see a number 4, gate to building locked
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
1.7 Living Room/Wall Condition
wall soft under window, repair
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway

3.12 Bathroom/Tub or Shower
caulk around tub

3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair

4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate

5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink damaged, replace

3.12 Bathroom/Tub or Shower
caulk around tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint

3.7 Bathroom/Wall Condition
remove excessive black discoloration

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.8 Bathroom/Floor Condition
flooring pulling up, repair
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
1.1 Living Room/Living Room Present
11/08/24- Owner called in and requested and Ext due to needing more time to make the Ceiling roof repair. She also stated she is having some personal health issues that is making it harder on her. Rescheduled from 11/15 to 12/10 from 11am-2pm. O agreed. M.T
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
11/08/24- Spoke to owner, requested an ext due to tenant not being available on 11/19. Rescheduled to 12/10 from 9am-12pm. (Owner did state that Fridays would be better for both him and tenant. Advised him to cb at the end of next and we should have more openings by then and we would be able to accomadate). M.T
1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.6 Bathroom/Ceiling Condition
peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
8.7 General Health and Safety/Other Interior Hazards
install co detector
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection
1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm
1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.12 Bathroom/Tub or Shower
tub rusting, resurface
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace
2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard
3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified
1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm
2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

2.3 Kitchen/Electrical Hazards
Install Gfi outlets
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
2.8 Kitchen/Floor Condition
replace damaged flooring
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector
1.1 Living Room/Living Room Present
11/8/24 no show 11:55am blue duplex
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex
8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling,repair
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
2.3 Kitchen/Electrical Hazards
install Gfi outlets
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

3.12 Bathroom/Tub or Shower
tub faucet leaking,repair

5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair

7.4 Heating and Plumbing/Water Heater
no access to water heater,

8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate

8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose

1.5 Living Room/Window Condition
install missing screens

2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard

2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.
4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace
4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

2.10 Kitchen/Stove or Range with Oven
vent hood fan inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd email from the pm requesting a r/s (ten units total) they are working on repairs and waiting on parts. R/S from 11/14 to 12/10.

1.4 Living Room/Security
patio screen door deteriorating/not working as designed, replace

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
JC-11-12-24 Rcvd voicemail from the owner requested the 11/14 inspection be moved to a later date. R/s the inspection to 11/22pm. Advised them to cb if that date does not work.

1.1 Living Room/Living Room Present
JC-11-12-24 Spoke to the owner - the tenant couldnt do 11/22 either moved to 12/10. He advised the tenant is very sick.

3.3 Bathroom/Electrical Hazards
install gfi outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.

2. common area smoke/co detectors on main level inoperable.

2.3 Kitchen/Electrical Hazards
install gfi outlets right and left of sink

3.12 Bathroom/Tub or Shower
tub diverter not working as designed, master bathroom

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, master bathroom

1.1 Living Room/Living Room Present
11/12 No show 11:01 am Peach duplex

9/30/24 no show 1:06pm peach duplex

9/10/24 no show 12:54pm peach duplex

8/16/24 no show, peach duplex, left unit

1.1 Living Room/Living Room Present
11/12 No show 11:15 am Peach and brown house

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

1.1 Living Room/Living Room Present
11/12 No show 11:36 am spoke with owner he did not inform tenant of inspection was not allowed entry.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise

1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset, replace outlet

1.8 Living Room/Floor Condition
carpet deteriorating/ripped in hallway and livingroom, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left of sink

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railings loose/deteriorating, repair/replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right of sink

3.12 Bathroom/Tub or Shower
recaulk around tub

5.2 Secondary Rooms/Security
garage entry door at kitchen will not close as designed, repair

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation in side/backyard

1.1 Living Room/Living Room Present
10/07/24- Please give owner a pre-call for any future inspections! PRE-CALL AT 510-919-5126 (Carol). M.T

2.11 Kitchen/Refrigerator
inside light inoperable,repair

2.12 Kitchen/Sink
Disposal not functioning.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat(downstairs)
3.7 Bathroom/Wall Condition
wall next to tub damaged, repair(upstairs)
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
install exterior dryer vent cover
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must drain outside/under house, located inside house, safety hazard
2.3 Kitchen/Electrical Hazards
Non working GFI outlet.
3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.
2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.
2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
1.1 Living Room/Living Room Present
11/12 Incorrect apartment number. Highest number at the building is 215.
1.1 Living Room/Living Room Present
JC-11-13-24 Spoke to the owner who called and advised she is having a difficult time contracting a vendor. R/S to 12/10
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.4 Living Room/Security
weatherize front door, gaps around door allowing air inside
2.11 Kitchen/Refrigerator
light inside inoperable,repair
2.3 Kitchen/Electrical Hazards
install Gfi outlets on sides of sink
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, replace
3.3 Bathroom/Electrical Hazards
installl Gfi outlet
4.8 Other Rooms/Floor Condition
carpet damaged, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase/porch decking has deteriorating /rotten wood, safety hazard, repair/replace wood
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2.Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom.
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door
1.1 Living Room/Living Room Present
9/13/24 no show 11:18am beige duplex/red trim
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Carpet deteriorating, repair/replace
2.3 Kitchen/Electrical Hazards
Install Gfi outlets on both sides of sink
3.6 Bathroom/Ceiling Condition
Ceiling has evidence of water damage, repair
3.7 Bathroom/Wall Condition
Wall has evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Carpet deteriorating, repair/replace
5.2 Secondary Rooms/Security
Garage door will not stay up,repair
1.1 Living Room/Living Room Present
11/14 No show 11:41 am Brown house.

8/26/24 no show 9:37 am brown duplex

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/24/25 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. venthood light inoperable and install grease screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
1. light switch broken,replace
2. install missing outlet cover
4.5 Other Rooms/Window Condition
1. window will not lock, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation on side and backyards
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway flooring buckled, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detector
1.1 Living Room/Living Room Present
9/23/24 no access, owner stated she was not aware of inspection

7/16/2024 CALL 30MIN PRIOR 415-309-2156. Owner request to move re-inspection to an earlier date. Moved from 8/13/2024 to 8/5/2024 9am-12pm. Owner confirmed. Alison

05/13/24- PLEASE GIVE OWNER A PRE-CALL 415-309-2156. M.T
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, will not test/reset, repair/replace outlet
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
11/14 No show no notice from owner.
2.3 Kitchen/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch/staircase
8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector missing, install

2. install co/smoke detector in garage/basement
1.1 Living Room/Living Room Present
8/13/24 9:49 am no show blue house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

1.1 Living Room/Living Room Present
11/14 No notice from landlord.

9/30/24 no access gate locked 1:15

9/10/24 no access, tenant not notified of inspection

8/16/24 no access, not notified
1.1 Living Room/Living Room Present
11/14 No show 11:22 am white and blue house.30 minute

pre-call 510-815-2230
9/10/24 no access, tenant not notified of inspection

8/16/24 no show 11:40 white house
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. window will not stay up
2. window is missing screen
3. window will not lock
6.3 Building Exterior/Condition of Roof and Gutters
repair deteriorating roof trimming
6.4 Building Exterior/Condition of Exterior Surfaces
repair rear siding of house below roof, deteriorating
7.4 Heating and Plumbing/Water Heater
The water heater has an improper flue for venting gasses. flue no connected to water heater
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detectors in garage
1.3 Living Room/Electrical Hazards
10/8 Need smoke detector in hallway.
2.1 Kitchen/Kitchen Area Present
10/8 Install GFI at kitchen sink upstairs and downstairs.
3.3 Bathroom/Electrical Hazards
10/8 Install GFI in both bathrooms upstairs.
2.3 Kitchen/Electrical Hazards
10/8 Need GFI near kitchen sink.
1.1 Living Room/Living Room Present
9/30/24 no access tenant not notified of inspection
1.4 Living Room/Security
Front screen door deteriorating, replace, health hazard
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Install transition strips to kitchen and bathroom
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter not working as designed
3.6 Bathroom/Ceiling Condition
Rear bathroom ceiling has black discoloration and evidence of water damage
3.7 Bathroom/Wall Condition
Rear bathroom wall black and evidence of water damage
3.8 Bathroom/Floor Condition
Rear bathroom has loose/broken tile
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
No access to garage, owner must provide access at next inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Entry staircase wall damaged, repair

2. Hallway flooring deteriorating, replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE. JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
11/14 No show 11:42 Brown duplex.

9/16/24 no show 1:25pm brown duplex

8/26/24 no show 9:37 am brown duplex

1.3 Living Room/Electrical Hazards
install missing outlet covers

1.4 Living Room/Security
front door facia deteriorating, repair/replace

1.8 Living Room/Floor Condition
install transition strip from Livingroom to kitchen, tripping hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

7.4 Heating and Plumbing/Water Heater
hot water heater must be equipped with both upper and lower earthquake safety straps

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
install common area smoke detector

1.1 Living Room/Living Room Present
11/15/24- Owner called in and requested a pre-call for the inspection on 11/19. PRE-CALL AT 510-334-8546. Owner is elderly and NEEDS A PRE-CALL M.T

1.1 Living Room/Living Room Present
11/15/24 no show 11:52am tan building top last unit

9/12/24 no show 11:20am, tan building

8/18/24 no show 1:28 tan building, last unit on top

2.3 Kitchen/Electrical Hazards
install Gfi outlets left and right of sink

3.3 Bathroom/Electrical Hazards
Gfi will not test/reset,replace

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. window will not stay up,repair

3.window sill deteriorating,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector and co detector inoperable. replace

1.3 Living Room/Electrical Hazards
10/8/24 Need GFI in kitchen near the sink.

3.3 Bathroom/Electrical Hazards
10/8 Install GFI in all three bathrooms.

1.4 Living Room/Security
10/8 Front door replace weather stripping.

2.3 Kitchen/Electrical Hazards
10/8 No GFI near the kitchen sink. Repair.

2.10 Kitchen/Stove or Range with Oven
10/8 Need to repair or replace three back burners .

1.4 Living Room/Security
10//8 Weather stripping for front and side doors.

1.1 Living Room/Living Room Present
09/30/24- Owner left detailed VM stating he would like a pre-call for any upcoming inspections, pre-call at 510-282-6540. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

1.6 Living Room/Ceiling Condition
10/8 Brown discoloration in living room ceiling, repair.

2.12 Kitchen/Sink
10/8
1. Dark coloration around kitchen sink, repair.
2. Paint in sink peeling off, repair or replace.

4.5 Other Rooms/Window Condition
10/8 Brown discoloration around the edge of the windows in both bedrooms. repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 wall heater no working, repair.

8.3 General Health and Safety/Evidence of Infestation
10/8 Ant and mouse infestation.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
10/8 Heater not working, repair.

2.12 Kitchen/Sink
kitchen faucet loose, repair

3.12 Bathroom/Tub or Shower
tub diverter inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
hot water heater discharge pipe must drain outside, safety hazard. located inside house

8.7 General Health and Safety/Other Interior Hazards
common area smoke /co detector inoperable, repair

1.1 Living Room/Living Room Present
JC-11-19-24 Spoke to the owner who is disputing the time the inspector arrived at the property (saying it was outside the 11-2pm window) SENT PICTURE PROOF SHOWING INSPECTOR WAS THERE AT 1:07PM. REVIEWED THIS WITH THE OWNER AT LENGTH, BUT HE STILL DID NOT UNDERSTAND OR BELIEVE THE INFO. ADVISED HIM TO SEND IN THE PROOF HE CLAIMS TO HAVE- NOTHING MORE I CAN DO. SHOULD NOT WAIVE R/I FEE.
11/15/24 no show 1:07 pm cream corner house

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3

1.6 Living Room/Ceiling Condition
ceiling above heater peeling, repair

1.7 Living Room/Wall Condition
1. large hole in wall above heater, repair in hallway

2. wall above living room heater cracked. repair

2.3 Kitchen/Electrical Hazards
Gfi outlet loose, pulling from wall, repair

3.5 Bathroom/Window Condition
remove black discoloration from window frame

2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans

1.1 Living Room/Living Room Present
9/10/24 no access, tenant had note on door stating due to covid virus, they are self isolating and no one may enter. (pic)

6/17/2024 Owner Christine Zheng called needs to reschedule. Tenant will be out of state and not returning until 7/22/2024. Shes not available either. Moved from 6/24/2024 to 8/12/2024 9am-12pm. Owner confirmed. Alison

1.5 Living Room/Window Condition
window will not open as designed, repair

2.5 Kitchen/Window Condition
install missing screens on windows

3.5 Bathroom/Window Condition
Units will be required to have screens on exterior window in room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
install Gfi outlet next to utility sink in garage

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line can not drain into utility sink, safety hazard. must drain to outside or directly into drain/serwer system

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

1.1 Living Room/Living Room Present
10/8 No show 2:10 pm Gray and white house.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair

4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom

8.7 General Health and Safety/Other Interior Hazards
install common area co detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.3 Bathroom/Electrical Hazards
install Gfi outlet
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-541-4681
JC-8-27-24 Returned owners voicemail. Owner stated he was waiting at the property and provided a pre-call. Checked route, did not see pre-call on route. Advised I would make a note of that.
8/23/24 no show 1:20pm blue house
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
repair cracking on ceiling
2.12 Kitchen/Sink
faucet dripping, repair
2.6 Kitchen/Ceiling Condition
repair cracking
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.2 Secondary Rooms/Security
gap at bottom of door, install door sweep laundryroom
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-11-18-24 Spoke to the mgr (they are currently in an eviction process R/S the 11/22 inspection to 12/20, but she is not certain they will even have a court date by then) she will cb
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
2.12 Kitchen/Sink
faucet loose, repair/replace
2.4 Kitchen/Security
rear kitchen exit door will not close as designed, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink pulling from wall, repair

3.7 Bathroom/Wall Condition
grab bar on wall in shower loose, repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
water heater closet door will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. install screen on window in hallway staircase

2. hallway light will not turn off,repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinet drawer will not stay closed, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.4 Heating and Plumbing/Water Heater
remove excessive black and brown discoloration from water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7 Bathroom/Wall Condition
wall peeling paint, repair
1.6 Living Room/Ceiling Condition
ceiling damaged, repair
1.7 Living Room/Wall Condition
wall damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation
8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
8.7 General Health and Safety/Other Interior Hazards
install common area so/smoke detectors in basement
1.1 Living Room/Living Room Present
10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
8.1 General Health and Safety/Access to Unit
11/19 No address numbers on house indicating
that is a back unit. Add address numbers.
Private access to the unit must be provided.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector in hall area.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.

1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
1.1 Living Room/Living Room Present
11/21/24 no access, dog in unit manager present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection
1.1 Living Room/Living Room Present
10/3/24 no access, no key
3.12 Bathroom/Tub or Shower
resurface tub, peeling
4.8 Other Rooms/Floor Condition
repair/replace ripped /frayed carpet
1.1 Living Room/Living Room Present
10/3/24 no access, locks changed
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
remove brown discoloration from around sink
3.7 Bathroom/Wall Condition
wall above shower water damaged, repair
3.8 Bathroom/Floor Condition
trim in front of tub deteriorating, repair
1.1 Living Room/Living Room Present
10/3/24 no access, tenant stated he wasnt notified, refused
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing as designed, repair
2.11 Kitchen/Refrigerator
refrigerator door handle missing, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.
2. all burners must self ignite
3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.
3.4 Bathroom/Security
hole in bathroom door , repair.
3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.
4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and trash on patio,clean.
8.3 General Health and Safety/Evidence of Infestation
evidence of mouse infestation, send pest control.
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.7 Kitchen/Wall Condition
remove excessive grease, fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
remove excessive grease, fire hazard

8.7 General Health and Safety/Other Interior Hazards
clean unit, unsanitary conditions

8.10 General Health and Safety/Site and Neighborhood Conditions
clean patio, full of pigeon feces unsanitary conditions

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink clogged, repair

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
remove excessive black discoloration

3.7 Bathroom/Wall Condition
remove excessive black discoloration

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub

4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

1.1 Living Room/Living Room Present
JC-12-4-24 UNIT STILL VACANT AND BEING WORKED ON R/S TO 1/30/25 WITH OWNER
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1.1 Living Room/Living Room Present
property listed for sale

11/1/24 no access, gated community, called owner no answer

10/1/24 no access gated community, called owner no answer

9/6/24 spoke to owner, unit is for sell , no access

JC-7-29-24 Owner brother called - putting house on market is Sept. R/s inspection to 9/6. He will send a copy of the listing agreement to cancel.
6/13/2024 Connie Riccardi (sister-in-law of the owner) Owner passed away. They are going to figure out what to do with the property. If its going to be family owned, or sold. She will call back prior to 8/12/2024 to let us know. 510-334-3620. In the meantime, reschedule from 6/17/2024 to 8/12/2024 11am-2pm. Alison

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner and r/s the 12/10 inspection to 12/30. The vendor has the parts but have not completed the job yet.
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-12-9-24 30 MINUTE PRE-CALL TO MGR 510-236-8366
11/4/24 no access, tenant not home, someone answered door stating they were there working on unit

10/8 No show 9:38 am beige house.

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner (the tenants are out of the country until next year) R/S the 12/20 inspection to 1/21
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.

2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace

2.11 Kitchen/Refrigerator
missing handle, repair/replace

2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath

3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-12-9-24 Owner requested additional time to make repairs vendors still working to get repairs done. R/S from 12/10 to 1/30
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 921 15TH ST NOT 1430 LINCOLN (CORNER FOURPLEX) CLAUDIA PLEASE MAKE SURE 921 15TH ST IS WRIITEN ON THE ROUTE.
JC-12-9-24 Spoke to the owner and Waived 1 R/I fee (the inspector did not have the correct address on the first visit)
JC-8-6-24 Spoke to the owner and rescheduled the 8/20 inspection to 9/13
JC-9-17-24 The above notes did not carry over from the r/s record as a result the inspector went to the wrong unit (1 r/i fee should be waived if we have to return to the property after 10/18 as the owner called and confirmed the address prior)
9/13/24 not a good address the last address on that block is a duplex with 1428 no 1430, the next address is 1500

7.4 Heating and Plumbing/Water Heater
1. Missing pressure valve pipe.
2. Hot water heater pressure valve need to extend outside the house. Repair.

1.1 Living Room/Living Room Present
JC-12-9-24 Spoke to the owner. The tenant has passed away. He is putting the house on the market in hopes that it will be sold this month or next/. R/S the 12/27 inspection to 1/30 - O will cb if needed.
10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 707-336-6882 if they dont answer call the tenant at 510-439-8861
10/21/24 no show 12:33 gray building, top unit

4.5 Other Rooms/Window Condition
1. window will not stay up as designed, repair 2. install missing screen

8.7 General Health and Safety/Other Interior Hazards
replace co detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.

8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.

6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.

1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
3.12 Bathroom/Tub or Shower
tub faucet leaking,repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom window broken, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
wires hanging from bottom of of heater, repair
7.4 Heating and Plumbing/Water Heater
no access to water heater,
8.3 General Health and Safety/Evidence of Infestation
evidence of insect infestation, exterminate
8.9 General Health and Safety/Interior Air Quality
poor air quality in unit bad smell
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit, utilities must be on in order to perform inspection
1.3 Living Room/Electrical Hazards
replace outlet behind water cooler, loose
1.5 Living Room/Window Condition
install missing screens
2.10 Kitchen/Stove or Range with Oven
1. clean oven and stove ,full of grease and debris, fire hazard(tenant).

2. all burners must self-ignite

3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard
2.6 Kitchen/Ceiling Condition
remove excessive brown discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair
3.12 Bathroom/Tub or Shower
recaulk around tub and remover black discoloration
3.5 Bathroom/Window Condition
remove excessive black discoloration
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
4.3 Other Rooms/Elecrtical Hazards
1. light fixture cover missing

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
install missing screen and remove black discolration
7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair
8.3 General Health and Safety/Evidence of Infestation
evidence of bug infestation, exterminate
8.1 General Health and Safety/Access to Unit
unable to perform inspection due to power off in unit.
unit must have all utilities on , in order to perform inspection
3.12 Bathroom/Tub or Shower
tub diverter not working as designed, repair
4.3 Other Rooms/Elecrtical Hazards
replace broken outlet next to dresser
4.5 Other Rooms/Window Condition
1. master bedroom window will not stay up, safety hazard

2. lock on window inoperable, safety hazard

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
inside staircase railings loose, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

4.3 Other Rooms/Elecrtical Hazards
bedroom light switch cover broken, replace

4.4 Other Rooms/Security
Bedrooms door will not open and close as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.4 Living Room/Security
Livingroom patio doors will not open and close as designed, repair

3.4 Bathroom/Security
downstairs bathroom door will not close as designed, repair

3.7 Bathroom/Wall Condition
upstairs bathroom towel bar broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Livingroom patio deck railings loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

2.3 Kitchen/Electrical Hazards
Install Gfi outlets

2.8 Kitchen/Floor Condition
replace damaged flooring

3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms

5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner and r/s the 1/9 inspection to 1/30 (owner needs more time for repairs) PC the number below
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON

1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace

2.8 Kitchen/Floor Condition
flooring deteriorating, replace

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust

8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
JC-12-11-24 Spoke to the owner who called and requested additional time for repairs. R/Sa the 1/6 inspection to 1/30
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-12-24-24 R/S the 12/27 inspection to 1/10pm (owner will be out of town)
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
JC-1-28-25 Spoke to the owner and R/S the 1/30 inspection to 2/13 (owner has had a problem with 2 vendors) but it should be done in about a week per the new vendor
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
clean stovetop/oven

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
12/16/24- Spoke to tenant, he requested an Ext for the insp on 01/09 due to needing more time for repairs. Rescheduled to 01/21 From 1-4pm. O agreed. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not working as designed, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co detector

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Gfi outlet in upstairs bathroom will not test/reset. replace outlet

3.4 Bathroom/Security
1. upstairs bathroom door peeling paint, repair

2. install missing striker plate

4.4 Other Rooms/Security
master bedroom door peeling paint, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.8 Living Room/Floor Condition
replace broken/loose tile on floor

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling, repair

3.4 Bathroom/Security
replace bathroom Gfi outlet

4.3 Other Rooms/Elecrtical Hazards
light fixture missing cover

4.5 Other Rooms/Window Condition
window loose, repair

7.4 Heating and Plumbing/Water Heater
common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-12-19-24 Tenant not available 12/2o per pm - R/S to 1/10
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and r/s the 1/10 inspection to 1/30 (when he will be available)
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
This unit is being inspected in place of cancelled inspection for 2520 Clinton. Owner sent proof that the property was sold.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Garage/Laundry Room water is leaking from stair area into Laundry/garage
2. no CO or Smoke detector

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipe needs to be redirected outside of unit.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-308-7313
JC-12-19-24 Spoke to the owner and R/S the inspection to 1/30 (unavailable).
9/6/24 no show 11:35, called no answer

7/22/24 no show 3:33pm

Please call 510-234-2498 or 415-308-7313 upon arrival
JC-7-22-24 Owner called 10 minutes to 4 stating the inspector never showed up. Rcvd picture proof (in google voice) and details of a 3:33pm arrival time. Advised the owner - he claims the tenant was at home all day with the door open. CONFIRMED WITH INSPECTOR HE KNOCKED AND YELLED IN TO ALERT THE TENANT - NO ANSWER. Advised I would notate numbers for next time.
6/24/24 no show , gray house

3.5 Bathroom/Window Condition
Install missing screen

3.6 Bathroom/Ceiling Condition
Remove excessive black discoloration

3.7 Bathroom/Wall Condition
Remove excessive black discoloration

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

4.7 Other Rooms/Wall Condition
Evidence of water damage, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear and front porch/decking has deteriorating boards, replace safety hazard -

7.4 Heating and Plumbing/Water Heater
1. Install earthquake safety straps
2.install pressure release valve pipe
3. Hot water heater closet door off hinges, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke/co detectors

1.1 Living Room/Living Room Present
JC-12-19-24 Spoke to the owner and R/S THE 12/20 INSPECTION TO 1/21
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified

1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-12-19-24 Owner requested additional time for fails R/S from 1/10 to 1/21 (he has 2 units)
2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
1.1 Living Room/Living Room Present
JC-12-20-24 Spoke to the mgr and r/s the 12/27 inspection to 1/21pm (the person that will be present is not available) 10/25/24 no show 1:35pm dog in yard
1.1 Living Room/Living Room Present
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
11/4/24 no show 12:15 tenant did not answer call box (pic)
JC-12-20-24 Spoke to the owners assistant Patricia who requested the 12/27 inspection be r/s. R/S to 1/21pm
ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
4.3 Other Rooms/Elecrtical Hazards
light fixture inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
pre-call 510-390-4704
11/5/24 no show 1:02 pm

10/11/24 no show 1:18 pm brown house

1.7 Living Room/Wall Condition
Crack in wall below window

4.7 Other Rooms/Wall Condition
Crack in all behind bed.

7.4 Heating and Plumbing/Water Heater
Water Heater pressure release pipe need to be rerouted outside of unit.

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE KNOCK ON THE FRONT HOUSE DOOR (718 40TH ST) FOR ACCESS.
10/11/24 no show 1:26pm unit has side gate entry,

8.10 General Health and Safety/Site and Neighborhood Conditions
remove double deadbolt lock from security screen front entry gate. fire safety hazard

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke/emailed with owner R/S the inspection to 2/24. He will resurface the tub.
JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-12-23-24 Spoke to the owner and R/S the 1/6 inspection to 1/21am - owner not available
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON

3.1 Bathroom/Bathroom Present
upstairs

3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair

3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
JC-12-23-24 Spoke to the owner (emailed) they will be out of town all next month R/S to 2/11

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise
3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
JC-12-26-24 R/S The 1/9 inspection to 2/11 - owner still dealing with issue below. Waived R/I fee.
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 168 BAYSIDE CT (no unit number)
12/220/24 GATE CODE IS 888 OR CALL TENANT AT 415-385-7210 (LEFT A VOICEMAIL FOR THE TENANT REGARDING THE NOTES BELOW)
11/12 Incorrect apartment number. Highest number at the building is 215.
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
1.1 Living Room/Living Room Present
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/31/24. No show 10/31/24. 10:14 am. Tenant has camera doorbell. Gray building, downstairs unit

9/27/24 no show12:17pm gray building/red door
1.3 Living Room/Electrical Hazards
hallway light fixture missing cover,install
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing. install
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present
1.1 Living Room/Living Room Present
11/08/24 no access, tenant not notified

12/27/2024 no show 1:20pm. Blue townhouse with white trim

1.1 Living Room/Living Room Present
11/8/24 no show 12:59pm

12/27/2024 no show 1:15pm
blue townhouse with white trim
1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise
1.1 Living Room/Living Room Present
11/8/24 no access, tenant not notified of inspection

12/27/24 no show 2:35pm
grey house with white and red trim
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today. Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and re-scheduled the 2/11 inspection to 3/14 - she needs more time for repairs
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison
1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking
2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
evidence of water damage, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards
8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items
8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs

1.1 Living Room/Living Room Present
JC-12-31-24 R/S the 12/30 inspection to 1/28 - shower enclosure work has started but is not complete (permits were pulled) Will F/U prior to R/I date. Waived R/I fee for 11/14 - did not F/U with owner to R/S.
11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.3 Bathroom/Electrical Hazards
install Gfi outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing

8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
JC-12-31-24 Owner called and requested a r/s (the contractor needs a little more time) R/S from 1/6 to 1/21

7.4 Heating and Plumbing/Water Heater
Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-235-0081

1.1 Living Room/Living Room Present
11/8/24 no show 1:33pm

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.

1.1 Living Room/Living Room Present
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.5 Bathroom/Window Condition
replace tattered screen

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
Freezer / Door Not Working Properly. gasket deteriorating, replace

2.3 Kitchen/Electrical Hazards
install Gfi outlet next to sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
front and side exterior light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
unit is a duplex not enough garbage cans, advise
1.1 Living Room/Living Room Present
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show
4.10 Other Rooms/Smoke Detectors
non working smoke detector
1.1 Living Room/Living Room Present
11/14 No show 1:06 pm beige house with a blue door

12/30 No show
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. venthood light inoperable, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets in all bathrooms x3
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-7-10-24 Owner emailed proof of fire on 7/1/24 requested inspections be moved to October. Rescheduled inspection to 10/17/24.
C-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 No show 9:50 am house being renovated.
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex under construction
1.1 Living Room/Living Room Present
11/21/24 no show 2:53 , unit under renovation

JC-6-24-24 Owner to send statement/proof that units are vacant and under construction due to a fire from two years ago.
4/22/24 no show, unit being renovated

10/6/23 property being remodeled due to fire
6/6/24 9: 50 am House being renovated
7/5/24 2:15pm no show. no access. complex under complete construction.
12/30 No show complex is under construction

1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owner who called and advised he did not rcv the notice because the prior owner is receiving them. He will send an email to have the address updated. R/S the 1/6 inspection to 1/30pm
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-414-6973

1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm
JC-1-2-24 Owner called and requested the 1/6 inspection be rescheduled - vendor he hired cannot do the work. R/S to 1/28
8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1.install common area smoke and co detector in garage/basement

2. Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-1-2-25 Spoke to the owners son (Maceo) and R/S the 1/9 inspection to 1/28 - vendor issue.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose

3.8 Bathroom/Floor Condition
tile cracked/loose, replace

7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.1 Living Room/Living Room Present
JC-1-3-25 Spoke to the owner and R/S the 1/17 inspection to 1/28. The tenant is not available.
1.4 Living Room/Security
door frame deteriorating, rotten wood where striker plate is, repair/replace
1.7 Living Room/Wall Condition
wall soft under window, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
evidence of leak under sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
install screens on ventilation holes around house
8.7 General Health and Safety/Other Interior Hazards
1. common area co detector inop

2.install common area smoke detector
3.12 Bathroom/Tub or Shower
caulk around tub
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
window sill has excessive black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
1. ceiling has exposed electrical wires, repair

2. install light switch coverplate
5.4 Secondary Rooms/Other Potential Hazardous Features
rear room in garage has evidence of water damage on floor,ceiling and wall, repair
7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside, located in interior hallway
3.12 Bathroom/Tub or Shower
caulk around tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation, exterminate unit
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
4.8 Other Rooms/Floor Condition
flooring damaged, repair/replace
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration and peeling paint
3.7 Bathroom/Wall Condition
remove excessive black discoloration

8.7 General Health and Safety/Other Interior Hazards
install smoke detector in basement

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard

3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub

3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard

2.12 Kitchen/Sink
faucet loose, repair

3.7 Bathroom/Wall Condition
wall peeling paint, repair

2.10 Kitchen/Stove or Range with Oven
oven/stove not working as designed and electrical display deteriorating not working as designed, repair or repolace vent hood not working as designed.

2.12 Kitchen/Sink
low water pressure, repair

3.12 Bathroom/Tub or Shower
1. resurface tub, rusting

2. remove black discoloration from around tub and recaulk

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:00 beige white trim

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
install gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/8 No access gate locked 2:18 pm.

2.10 Kitchen/Stove or Range with Oven
stove/oven inop

2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair

3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
2.3 Kitchen/Electrical Hazards
install Gfi outlets within 6 ft of water source
2.3 Kitchen/Electrical Hazards
install Gfi outlets in kitchen
3.3 Bathroom/Electrical Hazards
install missing light switch coverplate, downstairs bathroom
3.6 Bathroom/Ceiling Condition
cover hole in ceiling downstairs bathroom
1.1 Living Room/Living Room Present
11/5/24 no access, locks changed, maintenance present
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
5.3 Secondary Rooms/Electrical Hazards
install Gfi above utility sink in garage
8.7 General Health and Safety/Other Interior Hazards
common area co detector inop
1.8 Living Room/Floor Condition
livingroom flooring damaged/deteriorating, replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub/shower faucet handle pulling off, repair
4.10 Other Rooms/Smoke Detectors
install smoke detector in front bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working as designed, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
JC-1-7-24 Owner Christine called in and advised she needs a Monday or Thursday inspection (work) R/S the 16th inspection to 1/27 and mailed notice (also left detailed msg)
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified
7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.
1.1 Living Room/Living Room Present
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.
8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.
1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and R/S the 1/9 inspection to 1/28 - work is not done (vendor lost measurements)
3.12 Bathroom/Tub or Shower
recaulk around tub
3.5 Bathroom/Window Condition
remove black discoloration from window frame
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
1.1 Living Room/Living Room Present
JC-1-7-25 Owner called in and advised she just rcvd the notices and requested additional time for the tenants R/S from 1/16 to 2/11
3.12 Bathroom/Tub or Shower
peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed (manager present)
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 10:25 Green white trim
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
1.8 Living Room/Floor Condition
flooring in hallway damaged, repair
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
2.11 Kitchen/Refrigerator
light inside inoperable, repair
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
1.7 Living Room/Wall Condition
11/19/24 Large crack in wall next to kitchen.
2.12 Kitchen/Sink
11/19 Hole around pipe under the sink. Repair.
4.10 Other Rooms/Smoke Detectors
11/19 no smoke detector in lf rear bedroom.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
11/19 rear back door steps need safety rails.
8.1 General Health and Safety/Access to Unit
.
4.10 Other Rooms/Smoke Detectors
11/19 No smoke detector, please install.
1.1 Living Room/Living Room Present
JC-1-7-24 Work is being done on the 9th per the owner. R/S inspection to 1/28am
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm.
Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available)
returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the owner and from 1/17 to 1/23.
1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430 (send a text if they dont answer if you can)
JC-1-13-25 Spoke to the owner and scheduled 1/23am. They are putting the unit on the market and would like the inspection as soon as possible.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair
7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-8-25 owner called in and requested to R/S the 1/9 inspection (not available) moved to 1/27am
3.3 Bathroom/Electrical Hazards
light fixture loose, repair
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-1-8-25 Spoke to the Trustee she has to work. R/S inspection to 1/27
1.1 Living Room/Living Room Present
30 min pre-call 831-818-4080
JC-1-9-24 Spoke to the owner and r/s the 14th inspection to 1/27 (he is not available)
1.1 Living Room/Living Room Present
JC-1-9-24 The owner called and advised the tenants son is sick. R/S the 1/10 inspection to 1/28
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.3 Other Rooms/Elecrtical Hazards
install light fixture cover, center bedroom
4.10 Other Rooms/Smoke Detectors
upstairs smoke detector inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
laundryroom rear exit door threshold loose/gaps safety hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable
2.12 Kitchen/Sink
dishwasher inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace
3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.4 Living Room/Security
security screen door will not close and lock as designed, repair

2.10 Kitchen/Stove or Range with Oven
venthood fan not working as designed, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key

8.1 General Health and Safety/Access to Unit
side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard

8.4 General Health and Safety/Garbage and Debris
remove old wood debris from backyard and cut overgrown vegetation

1.1 Living Room/Living Room Present
DO NOT R/S WITH THE TENANT - THE OWNER CALLED AND ADVISED THE PERSON THAT CALLED WAS THE TENANT PER THE OWNER. SHE DOES NOT GIVE PERMISSION FOR US TO SPEAK WITH THE T.

2.10 Kitchen/Stove or Range with Oven
right front burner not working as designed, repair/replace

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

1.1 Living Room/Living Room Present
10/1/2024 JERRY FOWLER (OWNER) CALLED NEEDS TO RESCHEDULE INSPECTION. TENANT N/A. MOVED FROM 10/7/2024 TO 10/28/2024 9AM-12NOON. OWNER CONFIRMED. ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector/co detector in hallway inoperable

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

2.12 Kitchen/Sink
garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. common area smoke detector inoperable, repair/replace

2. install common area co detector

1.6 Living Room/Ceiling Condition
repair cracking on ceiling

3.12 Bathroom/Tub or Shower
1. shower doors have excessive black discoloration, repair

2. caulk tub

7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside, located inside kitchen closet, safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear staircase loose, repair

1.1 Living Room/Living Room Present
JC-1-10-25 Spoke to the owners assistant and R/S the 1/16 inspection to 1/24. Mailed notice. They want to tenant to be there, and she is only available on Fridays.

1.1 Living Room/Living Room Present
8/16/24 no show 1:12 pm someone home, would not answer door, neighbor present

2.3 Kitchen/Electrical Hazards
install gfi outlets

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
repair/replace sink, hole in basin

3.12 Bathroom/Tub or Shower
shower inoperable ,will not turn on, repair

7.4 Heating and Plumbing/Water Heater
install pressure release valve pipe and run outside
Owner to install safety straps on water heater

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

2.3 Kitchen/Electrical Hazards
Gfi outlet next to sink inoperable, will not test/reset, replace

4.10 Other Rooms/Smoke Detectors
install smoke detector in downstairs bedroom next to kitchen

8.7 General Health and Safety/Other Interior Hazards
install co detector in downstairs and upstairs common areas

2.3 Kitchen/Electrical Hazards
Non working GFI outlet.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/12 Reglaze due to chipping.

3.3 Bathroom/Electrical Hazards
11/12 No working GFI outlet

2.10 Kitchen/Stove or Range with Oven
11/12 Rear left burner not connected to stove.

2.3 Kitchen/Electrical Hazards
11/12 Non working GFi outlet near sink.

1.6 Living Room/Ceiling Condition
ceiling damaged, repair

1.7 Living Room/Wall Condition
wall damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown vegetation

8.4 General Health and Safety/Garbage and Debris
clean yard excessive debris and items

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-612-6935
JC-11-4-24 Called the owner (rcvd request from the city) who advised she did not rcv a call on the 31st. Advised she should call in with the pre-call number prior to the inspection date. Added the number and waived the future R/I FEE thats to be scheduled.
10/31/24. No access, gated community
10:30am
9/27/24 no access, owner stated she did not know about inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water leaking, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-609-2461
JC-1-13-25 Spoke to the owner and R/S the 1/17 inspection to 2/7

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the owner R/S the 1/17 inspection to 1/27. She is trying to do a couple things to ensure the inspection passes.

1.1 Living Room/Living Room Present
GATE CODE: #0298 - CALL THE TENANT AT 510-680-6023 (CALL THE OWNER AS A BACK-UP 510-559-7800 IF NEEDED)

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation
2.11 Kitchen/Refrigerator
refrigerator gasket deteriorating, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing loose/deteriorating/pulling off, repair/replace
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.
1.1 Living Room/Living Room Present
1/13/2025
Building is still uninhabitable due to previous fire, awaiting completion of renovations

On 11/21/24, the building is inaccessible due to renovations following a fire incident.

On 8/29/24, the building is inaccessible due to renovations following a fire incident.

On 10/14/24, the building is inaccessible due to renovations following a fire incident.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
excessive clutter and debris on porch, clean patio

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace

3.12 Bathroom/Tub or Shower
resurface tub, paint chipping/peeling.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch/ balcony has excessive deteriorating wood boards reair,replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair.

8.7 General Health and Safety/Other Interior Hazards
blocked egress, excessive clutter in unit.

2.10 Kitchen/Stove or Range with Oven
excessive grease present on stove, clean.

3.12 Bathroom/Tub or Shower
rust around tub faucet, repair.
2. water damage on tub ceiling,repair.

3.7 Bathroom/Wall Condition
paint peeling and dark spots above toilet, repair.

4.8 Other Rooms/Floor Condition
carpet tack strips damaged living room and in front of bedroom. repair/replace.

8.7 General Health and Safety/Other Interior Hazards
replace smoke detector in bathrrom hallway.
2.install smoke detector in living room common area.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is not functioning like designed flushing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
exposed wires and broken exit sign in stairway and common area
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling over bath tub
4.10 Other Rooms/Smoke Detectors
No co or smoke detector in unit
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Leaking faucet repair or replace.
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

2.12 Kitchen/Sink
Disposal is making loud noise repair or replace
1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink repair.

1.1 Living Room/Living Room Present
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace

8.7 General Health and Safety/Other Interior Hazards
No CO Detector replace.

1.1 Living Room/Living Room Present
11/22/2024 Window Blinds fallen down remove or replace
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater repair or replace.

1.1 Living Room/Living Room Present
30 minute pre-call 510-418-1430
JC-1-13-25 Spoke to the owner and scheduled 1/17am (they need the inspection as soon as possible because the unit is going on the market on 1/22)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear porch stairs loose/deteriorating, repair

7.4 Heating and Plumbing/Water Heater
water heater located in basement bathroom, discharge pipe must drain outside

1.1 Living Room/Living Room Present
JC-1-13-25 Spoke to the tenant who called to R/S the 1/17 inspection. Advised the owner will have to call in to give approval. Tenant and owner called back a few minutes later. I believe the owner speaks Mandarin, so the tenant translated, and the owner okd/ gave approval to R/S after I asked. I think they are related. R/S to 1/24.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

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30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)

1.1 Living Room/Living Room Present
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

8.1 General Health and Safety/Access to Unit
No Show 01/14/2025 12:48 Red house brown trim

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 12:48 Brown house white trim
2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.
3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner who requested to re-schedule inspection due to tenants being out of town and needing more time for repairs. Re-scheduled from 01/16 to 02/11 from 1pm-4pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
01/16/24- Spoke to owner, he stated he would like for both of his units to be scheduled together for the same date. Switched this unit to match the other for 01/23 from 9am-12pm. Owner agreed. PLEASE GIVE HIM A PRE-CALL AT 510-816-9168. m.t
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
1.4 Living Room/Security
screen door will not close as designed, repair/replace
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
1.1 Living Room/Living Room Present
1/16/25 no access, tenant not notified of inspection, needs rescheduled
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.7 Bathroom/Wall Condition
1. soap dish broken on wall above tub, replace

2, repair wall next to tub, evidence of water damage
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.5 Other Rooms/Window Condition
check burglar bar quick release system not accessible during inspection.
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
2.6 Kitchen/Ceiling Condition
ventilation screen on ceiling is full of grease, replace and check for leaking
3.1 Bathroom/Bathroom Present
downstairs bathroom window will not stay up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
3.12 Bathroom/Tub or Shower
tub rusting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.6 Living Room/Ceiling Condition
repair cracking on ceiling

1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes

2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlets

4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection

4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON

2.8 Kitchen/Floor Condition
Peeling and torn carpet nails is exposed at entrance way.

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.

1.1 Living Room/Living Room Present
1/17/2025 OWNER CALLED TO RESCHEDULE. HAS TO WORK. MOVED FROM 1/21/2025 TO 2/24/2025 11AM-2PM. CALL OWNER WHEN INSPECTOR IS ON HIS WAY FOR ACCESS 408-828-3927 ALISON

5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
1.3 Living Room/Electrical Hazards
LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink
8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
1.1 Living Room/Living Room Present
11/14 Met with owner no work has been done yet in the process.
JC-1/20/25 GRANTED EXT FROM 1/28 TO 2/11 - OWNER CHECKED WITH VENDOR TODAY. THEY NEED A LITTLE MORE TIME
JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison
3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace
1.1 Living Room/Living Room Present
10/21/24 no show 12:46

12:20pm no show. no access front gate locked. large dog in front yard.
2.10 Kitchen/Stove or Range with Oven
ventilation fan/light inoperable, replace
2.11 Kitchen/Refrigerator
missing handle, repair/replace
2.12 Kitchen/Sink
bottom of sink has evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
1. light fixture not working as designed and missing covers
2. install Gfi outlets next to sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose, upstairs hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose upstairs hallway bath
3.3 Bathroom/Electrical Hazards
1. install Gfi outlets in all bathrooms next to sink X3

2. light switch not working as designed, upstairs hallway bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. (all bedrooms)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. all bedroom X3
8.1 General Health and Safety/Access to Unit
No Show -01/21/2025 could not gain access to front door gate locked with dog in the yard.
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors up and downstairs
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
repair rear patio railings, loose
7.4 Heating and Plumbing/Water Heater
run pressure release valve pipe outside.water heater located in kitchen. safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co detector
1.1 Living Room/Living Room Present
11/6/24 no access, tenant not notified

10/11/24 no access, tenant not notified
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english
1.1 Living Room/Living Room Present
11/4/24 no show 12:15 tenant did not answer call box (pic)

ADD NOTE TO ROUTE: PRESS TENANT UNIT NUMBER FOR ACCESS
10/10/24 no access, gated community
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
1.1 Living Room/Living Room Present
10/1/2024 OWNER CALLED IN TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/8/2024 TO 11/1/2024 9AM-12NOON. CALL 30MIN PRIOR 408-206-6542 ALISON
3.12 Bathroom/Tub or Shower
1. tub rusting, repair/resurface

2. tub diverter not working as designed, repair
3.7 Bathroom/Wall Condition
wall water damaged next to tub, repair
1.1 Living Room/Living Room Present
JC-10-28-24 Owner called in to say she will work on fails and send in payments to have a final R/I scheduled.
3/14/23 no access, tenant not notified
3.3 Bathroom/Electrical Hazards
install Gfi outlet
5.2 Secondary Rooms/Security
no access, to garage, must provide access to garage at next inspection
6.3 Building Exterior/Condition of Roof and Gutters

2. clean and connect gutters and downspouts
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.
8.7 General Health and Safety/Other Interior Hazards
No working Smoke detector or CO
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.7 General Health and Safety/Other Interior Hazards
non working smoke detector in common area
8.7 General Health and Safety/Other Interior Hazards
no smoke detector or CO in common area or lower level
1.5 Living Room/Window Condition
Broken window lock on front living room window.
3.3 Bathroom/Electrical Hazards
install Gfi outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear staircase railing rotten/deteriorating, repair/replace

2. install grab bar on front staircase railing
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors

1.1 Living Room/Living Room Present
PRE-CALL 510-682-7004
NO MORE RESCHEDULING. UNIT FAILED ALMOST ONE YEAR AGO.

11/14 Met with owner no work has been done yet in the process.

JC-8-8-24 Spoke to the owner RE a reschedule of the 8/12 inspection. Inspection to take place on 8/12 to clear other fail items. Owner will send in final city permit inspection documents to pass. JC-5-30-24 Granted R/S - O still having contractor issues. R/S from 6/4 to 7/1. Advsd we may be able to work with her with reschedules, but we really should not r/s beyond 8/1 (without approval).
5/6/2024 Owner Ann called in. Still dealing with the contractor and doesnt have a time frame. Need to reschedule again. She may need to call one more time if she doesnt hear back from contractor. Moved from 5/14/2024 to 6/4/2024 11am-2pm. Ann confirmed date and time. Alison

3.12 Bathroom/Tub or Shower
shower enlosure deteriorating,replace

1.1 Living Room/Living Room Present
JC-1-23-25 Spoke to the owner and r/s the 1/27 inspection to 2/24. She had a scheduling conflict, and requested the 24th.

2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

1.1 Living Room/Living Room Present
9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle loose, not working as designed, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable,repair

1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles

2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.1 Living Room/Living Room Present
JC-1-24-25 Spoke to the owner. The tub work wont be done until the 28th - moved to the next available date 2/13
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2.4 Kitchen/Security
exit door sticks when opening, repair
3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace
1.1 Living Room/Living Room Present
01/27/25- Spoke to owner, she stated tenant called her today stating her tenant is not able to be home and she cant get in the unit because of a dog the tenants have. Re-scheduled inspection from 01/28 to 02/13 From 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
JC-11-7-24 Spoke to the owner. He gave approval/authorization for us to reschedule the inspection with the tenant.
6.4 Building Exterior/Condition of Exterior Surfaces
11/19
1. Chipping and peeling paint on front door and garage door.
2. Cracks in walkway leading to front door.
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, safety hazard
8.7 General Health and Safety/Other Interior Hazards
co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
2.3 Kitchen/Electrical Hazards
Install Gfi outlets
2.8 Kitchen/Floor Condition
replace damaged flooring
3.3 Bathroom/Electrical Hazards
Install Gfi outlets in both bathrooms
5.2 Secondary Rooms/Security
1. install striker plate on garage exit door

2. weatherize garage exit door, gaps around door
1.1 Living Room/Living Room Present
pre-call to the number below (leave a voicemail with the arrival time if needed)
CALL 45MIN PRIOR OWNER LIVES IN HERCULES 415-515-3774 ALISON
1.6 Living Room/Ceiling Condition
remove black discoloration from ceiling above patio door

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating/damaged, repair/replace
2.8 Kitchen/Floor Condition
flooring deteriorating, replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
replace heater filter, full of dust
8.7 General Health and Safety/Other Interior Hazards
repair cracking on ceiling in hallway
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. loose
7.4 Heating and Plumbing/Water Heater
hot water heater discharge line must run outside, located in kitchen, safety hazard
8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in garage
3.12 Bathroom/Tub or Shower
recaulk around tub
3.6 Bathroom/Ceiling Condition
finish repair to ceiling, all repairs must be completed
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
cover crawlspace hole on side of house
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Gfi will not test/reset next to sink
3.3 Bathroom/Electrical Hazards
Gfi outlet will not test/reset, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair
1.1 Living Room/Living Room Present
8/26/24 no show 11:39pm

8/7/2024 Owner Gary called to reschedule. Tenant has to work and is only available on Wed. I advised Gary no inspections on Wed. Mon, Tues Thurs and Fridays only. Advised to go ahead and reschedule to another date for now. He will call his tenant and see if any other day works out. If not, he will be there and make it work. Moved from 8/8/2024 to 8/26/2024 11am-2pm. Alison
2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-1-29-25 FINAL R/S WITH JC APPROVAL. MOVED FROM 1/30 TO 3/14AM. ONWER REQUESTED MORE TIME FOR BATHROOM FAIL. ADVISED OWNER FINAL R/S.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison
2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage
2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366 Alison
JC-1-29-25 FINALE R/S FROM 1/30 TO 3/14 ADVISED OWNER. HE SHOULD HAVE THE UNIT READY BY THEN BUT WE MUST INSPECT IT.
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST (PLEASE NOTE THIS VERBATIM ON THE ROUTE) PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

PER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

1.1 Living Room/Living Room Present
11/22/2024 no show 10:30am

10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
install Gfi outlets

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base, reset toilet

3.5 Bathroom/Window Condition
window frame missing tile, repair

3.7 Bathroom/Wall Condition
wall next to tub has missing tile, repair

1.1 Living Room/Living Room Present
10/29/2024 OWNER CALLED N/A 11/7/2024. MOVED FROM 11/7/2024 TO 11/15/2024 11AM-2PM. OWNER CONFIRMED. CALL 30MIN PRIOR 510-737-7647 ALISON

2.3 Kitchen/Electrical Hazards
install Gfi outlets

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
resurface /replace tub, rusting

3.3 Bathroom/Electrical Hazards
install Gfi outlet

1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.

2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace

3.6 Bathroom/Ceiling Condition
peeling paint, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install grates on front porch drains

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable,repair

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs for this unit (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he needs more time to make the repairs (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-2-5-25 OWNER TO SEND TENANT REFUSAL FORM. MOVED INSPECTION TO 3/14 TO ALLOW TIME FOR THE FORM TO BE PROCESSED. ADVISED ONWER TO CB PRIOR TO THE 14TH TO MAKE SURE ITS BEEN CANCELLED OR EXTEND IT AGAIN.
1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

1.1 Living Room/Living Room Present
02/06/25- Spoke to Owner, he requested a pre-call for the 02/21 inspection coming up. 30 MIN PRE-CALL AT 510-851-4663. M.T

1/9/25 no show 11:25 am called precall number no answer left mess, pic. B.S.

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. CALL 30MIN PRIOR 510-851-4663 Alison

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
wall peeling paint, , repair

7.2 Heating and Plumbing/Safety of Heating Equipment
heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation around unit

1.1 Living Room/Living Room Present
JC-2-6-25 Spoke to the owner and R/S the 2/13 inspection to 2/25 she has an appt
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule. She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.

1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen

2.10 Kitchen/Stove or Range with Oven
venthood light inoperable

2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms

3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms

8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged

1.1 Living Room/Living Room Present
02/10/25- Owner called in stating she did not receive the last notice advising her of the previous inspection for 01/06. She also had not received the fail report so is unaware of what repairs are needed. I advised her of the upcoming insp on 02/20 and she requested to re-schedule due to above reasons. I re-scheduled insp to 03/21. O agreed. M.T

09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet
3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
repair wall, damaged
8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.
8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
1.5 Living Room/Window Condition
torn screen. replace.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace

8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
1.5 Living Room/Window Condition
torn window screen replace.
1.4 Living Room/Security
torn security door screen repair or replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
4.5 Other Rooms/Window Condition
missing screen on window.
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the mgr and scheduled 6/20
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
2.3 Kitchen/Electrical Hazards
install Gfi outlets
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 11AM-2PM. OWNER CONFIRMED. ALISON
1.7 Living Room/Wall Condition
repair wall above heater missing drywall, exposed heater exhaust pipes
2.11 Kitchen/Refrigerator
replace deteriorating refrigerator, excessive rusting, health and safety hazard
2.3 Kitchen/Electrical Hazards
install Gfi outlets
2.8 Kitchen/Floor Condition
tile flooring deteriorating, loose/cracked tile, repair
3.3 Bathroom/Electrical Hazards
install Gfi outlets
4.4 Other Rooms/Security
no access to middle bedroom , locked, owner must provide access at next inspection
4.10 Other Rooms/Smoke Detectors
left front bedroom miising smoke Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
11/5/24 no access, language barrier

10/11/24 no access, tenant not notified of inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 refused at door tenant not notified of inspection
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
1.1 Living Room/Living Room Present
1/16/2025 OWNER CALLED NEEDS MORE TIME. MOVED FROM 1/21/2025 TO 2/11/2025 1PM-4PM. OWNER CONFIRMED. ALISON
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and Chipping paint on garage door.
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
1.1 Living Room/Living Room Present
11/5/24 no show 11:55 am

10/11/24 no show 1:00 pm 4plex, top left unit
8.1 General Health and Safety/Access to Unit
02/11/2025 12:24 no show tan house
1.1 Living Room/Living Room Present
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
Please try to go at or after 12:15pm on 2/24/25
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
JC-2-12-25 Talked to SONIA @ Bartels and r/s the 2/27 inspection to 3/21pm (Owner needs more time for repairs)

1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door

5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.

8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion

8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

1.1 Living Room/Living Room Present
11/4/24 no show 12:30 pm top end unit

10/10/24 no show 11:17am

12/27/24 no access to unit as no adults present

2/13/25 no show top end unit.

1.1 Living Room/Living Room Present
8/16/2024 Owner called needs an ext. more time on repairs. Moved from 8/23/2024 to 9/13/2024 11am-2pm. Owner confirmed Alison

JC-6-20-24 Owner left voicemail the night before inspection to reschedule (him and tenant not available) returned call and attempted to r/s but the inspector had just arrived to the property and left notice.
6/20/24 no show.

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

3.12 Bathroom/Tub or Shower
tub rusting, resurface/repair tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable

8.3 General Health and Safety/Evidence of Infestation
evidence of mice infestation

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light switch broken, replace

1.1 Living Room/Living Room Present
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
12/16/24- Spoke to owner, requested an ext for her insp on 12/27 due to needing more time for cabinet and sink repairs. Stated it is a lot of work and can not find someone to do the work during this holiday season. Rescheduled to 01/30/25 9am-12pm. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
countertop deteriorating, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. both bedrooms

1.1 Living Room/Living Room Present
JC-2-13-25 Tenant to vacate at the end of this month. Property to be sold per owner. R/S the 2/20 inspection to 3/21 and advised owner to contact us once the tenant has vacated regarding cancellation.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
JC-2-14-25 Spoke to the owner and r/s the 2/28 inspection to 3/21 - he needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
JC-2-2-25 Spoke to the owner and r/s the 2/21 inspection to 3/13 - he needs additional time for the stove parts
11/8/24 no show 1:35 pm

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove overgrown rose bushes hanging over stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter on stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
JC-2-18-25 Spoke to the mgr and r/s from 2/21 to 2/25 - tenant wants to be there as well and will not be available on the 21st
11/12 No show 1:02 pm tan and white house.
3.3 Bathroom/Electrical Hazards
Gfci outlet not functioning
1.1 Living Room/Living Room Present
02/17/25- Spoke to owner, stated she needs more time for repairs. Re-scheduled inspection from 02/24 to 03/21 from 9am-12pm. Owner agreed. M.T
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset
1.1 Living Room/Living Room Present
JC-2-17-25 R/S the 2/20 inspection to 2/28 - owner is disputing no entry from 12/30. Sent email to have the result verified
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-2-18-25 TENANT MOVING OUT 3/25/25 PER MANAGER R/S THE 2/21 INSPECTION TO 3/28. THE CLUTTER ISSUE WILL NOT BE RESOLVED UNTIL THE TENANT IS GONE.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)
4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)
8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)
8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner, he requested a ext to mid march due to tenants being sick with covid. Re-scheduled insp from 02/25 to 03/14 from 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
1.1 Living Room/Living Room Present
JC-2-20-25 Spoke to the owner and r/s the 2/25 inspection to 3/13- they need a Thursday
1.6 Living Room/Ceiling Condition
evidence of water damage, repair
2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair
2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-24-25 Tenant called back and r/s the 2/25 inspection to 3/13 (window is on order)
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.8 Other Rooms/Floor Condition
missing trim in door way. repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat falling from wall repair or replace.
8.7 General Health and Safety/Other Interior Hazards
No CO or smoke detector in unit
3.12 Bathroom/Tub or Shower
tub diverter leaking, reapir/ replace.
2::tub hot water bezzle and knob loose/ broken, repair/ replace.
3:: ceiling has evidence of water damage, leaking, repair.
6.4 Building Exterior/Condition of Exterior Surfaces
vents for ventalation crawl space have holes , repair /replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke detector in common are living room.
2:install smoke detector in left bedroom.
3:: install co detector in commonarea living room.
1.1 Living Room/Living Room Present
10/28/24 no access, tenant not notified

9/27/2024 OWNER CALLED HAVING SURGERY THIS WEEK. NEEDS TO RESCHEDULE OUT TO NOVEMBER. ADVISED I CAN ONLY GO OUT TO 10/28/2024 11AM-2PM RIGHT NOW. THERES NO OPENINGS THAT FAR OUT YET. I WILL MOVE IT NOW BUT GIVE US A CALL 1 WEEK PRIOR TO 10/28/2024 THEN WE CAN MOVE IT OUT TO NOVEMBER. OWNER CONFIRMED. ALISON
1.4 Living Room/Security
Front security door has holes and torn Cut hazard. repair or replace door

1.1 Living Room/Living Room Present
2/20/2025 Tenant nno show, neighbor states unit may be vacant

10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
10/21/24 no show 11:27 , called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Please schedule the inspection in the afternoon
JC-11-13-24 Spoke to the owner who advised he did not rcv the r/s notice so he did not advise the tenants of the date or time although it was verbally confirmed for 10//22. Advised he should look out for another notice.
10/22/24 no show 1:05 , brown building/duplex

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch three steps do not have a safety rail. install hand rail.

1.4 Living Room/Security
weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace

4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

3.3 Bathroom/Electrical Hazards
install Gfi outlet

8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage

2. install smoke detector in garage

3. install co/smoke detectors on kitchen level

1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8

3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK
12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
JC-12-12-24 GATE CODE *0398 CALL 631-875-4690 IF NEEDED
10/24/24 no access, gated community
4.5 Other Rooms/Window Condition
Left bedroom level 2 window lock inoperable/damaged, repair or replace
1.1 Living Room/Living Room Present
JC-11-6-24 30 MINUTE PRE-CALL 415-939-1829 (MGR) she will be there and can grant gate access
11/4/24 no access, tenant not home, maid answered door

10/10/24 no access, gated community
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
10/8 11:50 am no show. White house.

02/21/2025 Refusal of entry per tenant, states she wasnt aware and doesnt speak English
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite, repair

2. install grease screen on ventilation fan
3.12 Bathroom/Tub or Shower
tub rusting, resurface
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
3.8 Bathroom/Floor Condition
flooring pulling up, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
light in garage not working as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detectors
1.1 Living Room/Living Room Present
11/4/24 no show 2:07pm gray house on corner

10/8 12:57 p.m. Gray house.

02/21/2025 Tenant no show 1:00pm
2.12 Kitchen/Sink
garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
co detector inoperable, all units must have one operable co detector per level

1.1 Living Room/Living Room Present
1/9/25 no access, person at unit stated all the doors to bedroom locked, so we were unable to perform inspection, needs rescheudled

11/4/24 no show 1:19 pm gray house

10/8/ Per tenant no notice of inspection from landlord.

02/21/2025 Tenant no show 1:00PM
1.1 Living Room/Living Room Present
JC-10-16-24 Owner email bettyhunter1@aol.com
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
repair cracking on wall
4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair
4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house
6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
02/21/2025 Tenant No Show 11:30AM

11/12 no show 3:10 pm White and tan house.

9/13/24 no show 12:41 cream building

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
12/30/2024 no show

1.1 Living Room/Living Room Present
JC-12-9-24 Please 30 MINUTE PRE-CALL TO MGR 510-236-8366 *please note the call is to Bartels property management*
JC-11-7-24 30 min pre-call 510-236-8366

11/12 No show 2:45 pm Blue house.

4.10 Other Rooms/Smoke Detectors
non working smoke detector

1.1 Living Room/Living Room Present
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community

1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-2-24-25 Spoke to the owner and r/s the 2/25 to 3/14 (repairs are not done)

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors

1.1 Living Room/Living Room Present
Tenant no show 2/24/2025, unit is vacant per neighbor

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. Will f/u

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.

2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink

3.12 Bathroom/Tub or Shower
tub peeling, resurface tub

4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

3.3 Bathroom/Electrical Hazards
no smoke detector in. Replace

THERE IS A COMMON AREA SMOKE DETECTOR IN FRONT AND REAR OF UNIT, THERE ARE ALSO SMOKE DETECTORS IN BOTH BEDROOMS.

8.7 General Health and Safety/Other Interior Hazards
No CO Detector on 1st Floor

2.3 Kitchen/Electrical Hazards
Missing Ceiling light covers replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not functioning like designed.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair

2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair

2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair

Install range hood vent screen, missing

3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3

3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom

4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
3.3 Bathroom/Electrical Hazards
GFCI not functioning like designed wil not test or reset repair or replace
3.3 Bathroom/Electrical Hazards
GFCI not functioning like design repair or replace
3.5 Bathroom/Window Condition
Torn screen repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. Replace
1.4 Living Room/Security
Install striker plates on door frame of front door
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
1.5 Living Room/Window Condition
Window screens missing, install
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit

1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
2.12 Kitchen/Sink
leaking faucet. repair or replace
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.4 Bathroom/Security
remove keylock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
2.5 Kitchen/Window Condition
screen tattered on window above sink, repair
3.7 Bathroom/Wall Condition
wall peeling paint next to window,repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
7.4 Heating and Plumbing/Water Heater
pressure release valve pipe is disconnected, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
8.4 General Health and Safety/Garbage and Debris
remove excessive metal items from front side yard and side of garage, safety hazard
3.12 Bathroom/Tub or Shower
1. replace deteriorating caulking around tub

2. repair tub rusting and exposed metal
3.3 Bathroom/Electrical Hazards
light fixture rusting, repair/replace
3.5 Bathroom/Window Condition
remove black discoloration and peeling paint from window
4.7 Other Rooms/Wall Condition
remove/ repair peeling paint on wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. downstairs bedroom
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
3.12 Bathroom/Tub or Shower
tub rusting, repair

3.3 Bathroom/Electrical Hazards
install Gfi outlet
3.7 Bathroom/Wall Condition
wall peeling paint, repair
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 tenant stated that he was not feeling well and wanted to reschedule the inspection.

No show 02/25/2025 11:35
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
2.12 Kitchen/Sink
low water pressure
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working
8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48
1.1 Living Room/Living Room Present
9/13/24 no show 12:53pm brown row house, front gate locked

8/16/2024 Owner called n/a moved from 8/19/2024 to 9/13/2024 11am-2pm. She may call back to reschedule.
She will be coming back from Disneyland from taking her grand kids. Alison

12/30 refused at door tenant stated that owner had cancelled the inspection.
1.8 Living Room/Floor Condition
install transition strips at entry to bathroom and kitchen
2.3 Kitchen/Electrical Hazards
install Gfi outlets right and left of sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace deteriorating toilet seats in both bathrooms
3.3 Bathroom/Electrical Hazards
install Gfi outlets in both bathrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
repair rear fence and side gate , damaged
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-3776 (PAUL)
11/12 No show 1:02 pm tan and white house.
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672
JC-2-26-25 sPOKE TO THE OWN
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair

8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
PRE-CALL 510-472-1672 (Patrick)
JC-2-26-25 Spoke to the owners daughter and scheduled 3/14. Waived R/I fee. Issue with last inspection.
10/8 No access gate locked 2:18 pm.
2.10 Kitchen/Stove or Range with Oven
stove/oven inop
2.3 Kitchen/Electrical Hazards
1. install Gfi outlets

2. no power on wall with stove, repair
3.3 Bathroom/Electrical Hazards
Gfi outlet inoperable, repair
3.8 Bathroom/Floor Condition
evidence of water damage, cracked tile, repair
8.1 General Health and Safety/Access to Unit
No show 10:45
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in backyard
1.1 Living Room/Living Room Present
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace
2.3 Kitchen/Electrical Hazards
kitchen Gfi right of sink coverplate broken, replace
7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair
1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t
JC-2-26-25 Spoke to the owner and r/s the 2/28 inspection to 3/13. He needs more time to address fails (has two rentals scheduled on the same day)
2.8 Kitchen/Floor Condition
flooring separating. safety hazard, repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard
6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,
7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)
3.12 Bathroom/Tub or Shower
tub enclosure peeling and damaged, repair/replace
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
8.7 General Health and Safety/Other Interior Hazards
install common area co/smoke detector
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.12 Kitchen/Sink
faucet broken, replace
3.3 Bathroom/Electrical Hazards
light fixture inoperable, repair

2.5 Kitchen/Window Condition
screen tattered, repair
3.12 Bathroom/Tub or Shower
tub peeling paint, black discoloration, and needs recaulking. repair/replace tub
3.7 Bathroom/Wall Condition
evidence of water damage next to tub, repair
3.8 Bathroom/Floor Condition
flooring soft, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing, repair
2.10 Kitchen/Stove or Range with Oven
1, all burners must self- ignite
2. venthood light inop
3. oven light inop
4. oven door will not open and close as designed, repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
bottom of cabinet under sink water damaged, repair
2.5 Kitchen/Window Condition
install missing screens
3.12 Bathroom/Tub or Shower
1. recalk around tub

2. install tub stopper
3.6 Bathroom/Ceiling Condition
remove excessive black discoloration
4.4 Other Rooms/Security
door frame damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, rerpair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
3.6 Bathroom/Ceiling Condition
ceiling peeling paint and has black discoloration, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture broken, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing, install
4.3 Other Rooms/Elecrtical Hazards
light switch loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable
2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite

2. replace grease screen on venthood
2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

2.5 Kitchen/Window Condition
window sill deteriorating, repair
2.7 Kitchen/Wall Condition
repair peeling paint
3.6 Bathroom/Ceiling Condition
remove black discoloration
3.7 Bathroom/Wall Condition
water damaged next to tub
4.6 Other Rooms/Celing Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
2.10 Kitchen/Stove or Range with Oven
left front burner knob missing, install
3.12 Bathroom/Tub or Shower
caulk around tub
4.3 Other Rooms/Elecrtical Hazards
outlet cover missing, repair
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
replace worn toilet seat
3.12 Bathroom/Tub or Shower
repair peeling paint
8.7 General Health and Safety/Other Interior Hazards
common area co/smoke detector missing
2.10 Kitchen/Stove or Range with Oven
1. oven inoperable

2. all burners must self-ignite
3.12 Bathroom/Tub or Shower
caulk around tub
3.8 Bathroom/Floor Condition
floor damaged, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Range hood and oven light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Tenant to move items blocking access to window
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
5.2 Secondary Rooms/Security
remove key entry lock on interior storage room

Install turn style door knob on garage door leading to interior, owner to remove deadbolt style lock that doesnt turn to open
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
3.5 Bathroom/Window Condition
Repair rust on window and window seals
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-501-8547 JC 1/24 - ADDED THIS NOTE AFTER TODAYS INSPECTION PER THE OWNERS REQUEST FOR THE NEXT VISIT.
1.3 Living Room/Electrical Hazards
Living room outlets have open grounds, repair or convert to two prong receptacles
2.3 Kitchen/Electrical Hazards
GFI receptacle left of sink has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector on second level common area

Install smoke detector on lower level
1.1 Living Room/Living Room Present
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
2.10 Kitchen/Stove or Range with Oven
1. left front burner not working as designed, sparks at connecter, repair/replace burner

2. replace drip pans
8.1 General Health and Safety/Access to Unit
12/30 No Show Green duplex
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am
1.1 Living Room/Living Room Present
JC-2-5-25 Spoke to the owner and rescheduled the 3/14 inspection to 4/15 - he is not done with the repairs on this rental regarding the cabinets (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
JC-3-10-25 Emailed new date 3/24 to the pm (at no charge) since the no entry was listed at 12:48pm inspection window was 1-4pm.

1.1 Living Room/Living Room Present
02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond
JC-3-25-25 R/S THE 3/27 INSPECTION TO 5/1. PENDING REFUSAL FORM. OWNER NEEDED A COPY MAILED AS SHE DOES NOT HAVE AN EMAIL.
30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

2.12 Kitchen/Sink
Low water pressure at sink.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-20-25 Spoke to the owner and confirmed 4/15pm
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

2.3 Kitchen/Electrical Hazards
install Gfi left and right of sink

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole
8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard
8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
1.1 Living Room/Living Room Present
JC-3-12-25 Granted extension for pm from 3/13 to 4/15. The window company has delayed the service. They may cb to move it to a sooner date
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
1.5 Living Room/Window Condition
Broken window lock on front living room window
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to tenant, she stated she would like to re-schedule the inspection on 04/04 due to not being in town and wanting to be present for inspection. Re-scheduled to 04/17 from 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
03/12/25- Spoke to owner, she stated she is no longer the owner of the home. I advised her to send us proof of sale in order to remove her from the program. She agreed. I notified her of the upcoming inspection and she stated she will send that to our P.O box today. M.T

4/10/25 reschedule. tennant unaware of inspection.

1.1 Living Room/Living Room Present
JC-3-12-25 Spoke to the owner and r/s the 3/21 inspection to 4/15. He needs additional time to make repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
JC-3-13-25 Spoke to the owner who called and advised she needs a later inspection window. R/S the 4/7 inspection to 4/15. Advised her to alert the tenant of the change.

2.10 Kitchen/Stove or Range with Oven
oven inoperable, repair

2.3 Kitchen/Electrical Hazards
replace burned outlet behind microwave

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.

2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.

3.6 Bathroom/Ceiling Condition
repair cracks in ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter

2.12 Kitchen/Sink
garbage disposal inoperable, repair/replace

7.4 Heating and Plumbing/Water Heater
hot water heater closet bottom decking has rotten/deteriorating wood, safety hazard, repair

1.1 Living Room/Living Room Present
PLEASE GIVE O A PRE-CALL AT 510-816-9168. m.t

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke/co detector in laundry room. safety hazard

6.4 Building Exterior/Condition of Exterior Surfaces
install unit address on building,

7.4 Heating and Plumbing/Water Heater
water heater pressure release valve pipe must run to ground

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.4 Living Room/Security
screen door will not close as designed, repair/replace

1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair

2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair

2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co detector

1.1 Living Room/Living Room Present
JC-3-13-25 Property manager called - they need additional time to make the repairs. R/S the 3/14 inspection to 4/15

1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair

1.5 Living Room/Window Condition
window will not stay up without a prop, repair

2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring

3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair

3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair

8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors

1.1 Living Room/Living Room Present
JC-12-30-24 Spoke to the owner and R/S the 1/10 inspection to 2/11 - window is on backorder
10/25/2024 CALL 30MIN PRIOR 415-235-0368 OWNER CALLED HAS A FAMILY EMERGENCY. MOVED FROM 11/1/2024 TO 11/8/2024 9AM-12PM. OWNER CONFIRMED.
10/3/2024 CALL 30MIN PRIOR 415-235-0368 Owner called in needs to reschedule. Just got back from out of the country. Will not be available. Moved from 10/8/2024 to 11/1/2024 11am-2pm. Owner may call back to reschedule from 11/1. Alison

1.6 Living Room/Ceiling Condition
repair ceiling in familyroom evidence of water damage/previous leaking

2.5 Kitchen/Window Condition
1. window frame pulling apart from window glass, repair

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
toilet paper holder downstairs bathroom broken, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
evidence of water damage, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
rear patio deck step ramp deteriorating/holes, repair/replace boards

8.4 General Health and Safety/Garbage and Debris
clean back/side yard remove debris and non used items

8.6 General Health and Safety/Interior Stairs and Common Halls
interior railings loose. repair
8.7 General Health and Safety/Other Interior Hazards
1. Unit must have one carbon monoxide detector per level.

2. install common area smoke/co detectors up and downstairs
1.1 Living Room/Living Room Present
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.5 Bathroom/Window Condition
Install window screen
2.5 Kitchen/Window Condition
Install window screen
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
4.5 Other Rooms/Window Condition
Install window screen
4.4 Other Rooms/Security
Install door knobs
3.4 Bathroom/Security
Install door knob
1.1 Living Room/Living Room Present
3/3/25 received tenant refusal of inspection form

1/9/25 no show 11:25 , called precall number, no answer left mess pic, B.S

11/1/24 no access, owner present, stated tenant will not allow access

10/7/2024 Pat (owner) called to reschedule. N/A. Moved from 10/10/2024 to 11/1/2024 11am-2pm. Pat stated this tenant will never answer the door for inspection she is very private. CALL 30MIN PRIOR 510-851-4663 Alison

3/14/2025 Tenant present at unit and has refused entry for inspection, owner is aware that tenant is refusing entry for inspection.
1.1 Living Room/Living Room Present
03/17/25- Owner called in to request a call upon arrival 408-230-3463 (jeremy). It is a gated community please call jeremy who is the property manager for access. He will be waiting in the parking lot during inspection time waiting for the call upon arrival. M.T

PLEASE THE TENANT AT 415-786-5415 FOR ACCESS CALL 510-230-4882 IF THAT DOES NOT WORK 12/10JC
10/24/24 no access, gated community

02/21/2025 Tenant no show 11:15am
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from entry has no power, repair
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-4-2-25 Emailed with the tenant and r/s the 4/7 inspection to 4/15- she has to work
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
JC-3-18-25 Unit is family member occupied per the mgr - they will send proof
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
3O MIN PRE-CALL 510-414-6973
1.1 Living Room/Living Room Present
JC-3-18-25 Spoke to the owner and r/s the 3/31 inspection he is out of town and needs additional time to make repairs.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25
1.1 Living Room/Living Room Present
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-918-4043
JC-4-24-25 Spoke to the owner and scheduled 5/19pm. repairs are done. This is a vacant unit that will remain a rental.
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-997-7287
JC-3-19-25 The tenant is only available on Mondays R/S the 3/27 inspection to 3/31
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace
7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.

1.1 Living Room/Living Room Present
JC-3-19-25 Spoke to the owner and r/s the 4/10 inspection to 4/17 she will confirm it with the tenant

1.1 Living Room/Living Room Present
CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-25-25 Spoke to the owner and R/S the 3/28 inspection to 5/1 - the tenant is set to move out 4/24/25. They are not sure if it will remain a rental but will f/u prior to the next date (Or just be there for the inspection)
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.1 Living Room/Living Room Present
JC-3-19-25 The owner called in and requested a morning inspection. R/S the 4/11 inspection to 4/18. Advised him to notify the resident.

1.1 Living Room/Living Room Present
JC-3-26-25 The repairs were not done. R/s from 3/28 to 4/25 per owner request
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable
1.1 Living Room/Living Room Present
3-20-25 The tenant called in. She will be out of town for a week. R/S the 4/7 inspection to 4/25
1.1 Living Room/Living Room Present
03/21/25- Spoke with PM, who wants to re-schedule todays inspection due to owner needing more time for repairs. Re-scheduled inspection for 04/17 11am-2pm. PM agreed. 30 min pre-call requested at 510-236-8366. M.T
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
1.8 Living Room/Floor Condition
Carpet is coming apart in multiple places, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
1.1 Living Room/Living Room Present
JC-3-21-25 Spoke to the owner and r/s the 4/18 inspection to 5/2 - she will be out of the country. Advised her to notify the tenant
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.1 Living Room/Living Room Present
Tenant NO SHOW 3/21/2025 1:00pm
No response at unit from knocking or ring camera
Grey house with white trim
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

4.8 Other Rooms/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
3/24/25 cancelled, proof of Section 8 received

1.1 Living Room/Living Room Present
Tenant NO SHOW 3/24/2025 9:20am

2.12 Kitchen/Sink
low water pressure

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater is not working

8.1 General Health and Safety/Access to Unit
no show- 02/25/2025 12:48

1.1 Living Room/Living Room Present
JC-3-24-25 Spoke to the owner and r/s the 4/1 inspection to 4/17. She is going to be there as the tenant will not respond to her about the inspection.

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Garage door inoperable and wont open, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit

8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-599-8887 (OWNER HAS MUTILPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be traveling.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled.

1.1 Living Room/Living Room Present
3/25/25 PROPERTY WAS SOLD IN 2023 - OWNER SENT PROOF. Cancelled

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, advised him to alert the tenants

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo D - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
JC-3-25-25 Spoke to the owner and r/s the 4/18 inspection to 5/1 (tenant will be out of town on the 18th)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
JC-3-26-25 Spoke to the mgr and r/s the 3/28 inspection to 4/28 - tenant moved out and left all the clutter. all other fails are complete.
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.

1.1 Living Room/Living Room Present
JC-3-27-25 Spoke to the rep/real estate agent who called to advise they cannot get the repairs done by the 31st. Granted a r/s from 3/31 to 4/25 Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information

2.12 Kitchen/Sink
leaking faucet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.

3.4 Bathroom/Security
remove keylock

4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.

4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace

8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel

8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.

1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-3-27-25 R/S the 3/28 inspection to 4/28 owner is not available tomorrow
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair
4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired
8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
3/28/24 no access, no key
7/16/24 no access
2/20/2025 No Show, Lower left unit building 8
3/27/25 No show. took picture
3.8 Bathroom/Floor Condition
toilet paper holder broken, replace

4.5 Other Rooms/Window Condition
bedroom window sill evidence water damaged, repair
1.1 Living Room/Living Room Present
10/8 Tenant unable to speak English would not allow entry. Have not received notice of inspection.
3/27/25 No show at 938am took picture.
2.10 Kitchen/Stove or Range with Oven
install grease screen on ventilation fan
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
11/5/24 no show 11:45am

10/11/24 no show 11:50 am

3/27/25 no show 1015 am took picture.
4.4 Other Rooms/Security
redmove ley locks
7.4 Heating and Plumbing/Water Heater
water heater not secure with proper straps. replace with earthquake straps.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet running constantly, repair/replace hallway bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair.
2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard
3.12 Bathroom/Tub or Shower
install shower door guides on master bathroom tub
3.3 Bathroom/Electrical Hazards
install Gfi outlets both bathrooms
8.1 General Health and Safety/Access to Unit
owner rescheduled prior to inspection date.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees growing over house, fire hazard
1.1 Living Room/Living Room Present
10/21/24 no access, tenant not notified of inspection

9/13/24 no show 12:01 gray duplex

8/14/2024 Son Tom called on behalf of his Dad. Dad is out of the country and will be back 9/19/2024-10/10/2024. Moved from 8/16/2024 to 9/13/2024 11am-2pm. Tom will call back 9/9/2024 to reschedule for October when his Dad is back. Tom is n/a for inspections. Alison
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
loose sink faucet. repair or replace.

4.10 Other Rooms/Smoke Detectors
replace smoke detectors.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detectors in unit.
1.1 Living Room/Living Room Present
10/21/24 no access, only cleaning people at unit, unable to perform inspection
3/27/25 no show at 105pm took picture.
8.1 General Health and Safety/Access to Unit
02/11/2025 tenant was not aware of inspection
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Left rear burner knob missing,install
3.5 Bathroom/Window Condition
window broken and will not stay up, repair/replace
4.5 Other Rooms/Window Condition
rear bedroom window burglar bars do not open, repair/replace/remove
1.1 Living Room/Living Room Present
10/24/24 check address, not a real address, can not locate
PER TENANT AND GOOGLE THE CORRECT ADDRESS IS: 650 S 20TH ST
JC-10-24-24 Spoke to the tenant who called and advised she missed work and no one showed today.
Determined the address is wrong, and the inspector could not locate the unit as a result.

12/27/24 no show 12:00pm
brown house with brown trim, there is no physical address for 650, per previous notes not accessible at time of inspection, this is the incorrect address.
1.5 Living Room/Window Condition
torn screen replace.
7.4 Heating and Plumbing/Water Heater
water earthquake straps not properly secured. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
Non working smoke or CO detector. replace.
1.3 Living Room/Electrical Hazards
open ground outlet repair or replace
1.4 Living Room/Security
torn security door screen repair or replace.
4.5 Other Rooms/Window Condition
missing screen on window.
7.4 Heating and Plumbing/Water Heater
cannot locate water heater.
1.1 Living Room/Living Room Present
10/25/24 no access, tenant not notified of inspection

12/27/2024 no access as tenant states they were not notified of inspection
green house with white trim

3/28/2025 Not able to perform inspection at 11:30am as minors were the only people present at location.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset as design. repair or replace
4.10 Other Rooms/Smoke Detectors
replace smoke detectors
4.8 Other Rooms/Floor Condition
gaps in floor panels trip hazard. repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove non running vehicle from backyard.
8.7 General Health and Safety/Other Interior Hazards
non working smoke or CO detector. replace

1.1 Living Room/Living Room Present
10/24/24 no show 1:52 cream house, blue ford suv in driveway

12/27/24 no show 12:15pm, dog barking inside of unit
2/13/25 no show . dog barking. 1230pm.

3/28/2025 Tenant no show 11:35am, No response to knocking on door or doorbell. I could hear someone with a small child inside of uni but no response. Camera present above door. Picture attached to email with daily schedule.

1.1 Living Room/Living Room Present
10/24/24 no show 1:46 tan house/ black truck in driveway
2/13/25. no show. tan house.
3/28/2025 No entry as tenant stated that they werent notified of inspection. Attempted to call owner as number was provided and phone goes straight to voicemail. Called OutSource It and had Mariana input notes in regards to continuous no shows.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community.

3/28/2025 No access to unit at secured subdomain (Sunset Pointe) 12:05pm. No information provided to contact owner. Picture attached to email with daily route.

1.1 Living Room/Living Room Present
10/24/24 no access, gated community

2/13/25 no access, gated community

3/28/2025 No access to unit in gated community (The Cove) 12:00pm, picture attached to email with daily route

1.1 Living Room/Living Room Present
11/8/24 no show 12:06pm white duplex

12/27/2024 no show as there is no matching address
there is no 2706 #C, unit is a duplex and OutSource unable to verify address as owner provided information that shows otherwise

2/13/25 no show. same info as 12/27/24

3/28/2025 Address listed is invalid. @706 is a single dwelling duplex unit, there is no unit C. Called and explained discrepancies with OutSource It @ 12:45pm. NO answer at phone number listed for owner.

2.10 Kitchen/Stove or Range with Oven
venthood missing grease screen and has exposed electrical wires, repair/replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.5 Other Rooms/Window Condition
rear right bedroom
window lock inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room ceiling and hallway

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the owner and scheduled 6/17am - owner reported work is done.
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic

1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair

8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping

1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows

1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls

2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet

3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room

4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock

4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window

8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit

8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair

4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door

1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025, unaware of inspection.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet

4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
03/31/25- Family member called in regarding tomorrows re-inspection. Owner is in a facility and is requesting an ext due to just receving her mail and notice of the inspection. Re-scheduled from 04/01 to 05/12 from 1pm-4pm per Jen thats okay. Owner agreed. M.T
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
2.3 Kitchen/Electrical Hazards
Outlet right of patio door has no power, repair
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE

1.4 Living Room/Security
Install striker plates on door frame of front door
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater
3.3 Bathroom/Electrical Hazards
install Gfi rear bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 9:41
1.1 Living Room/Living Room Present
10/25/24 no show 1:35pm dog in yard

TENANT NO SHOW 3/31/2025 2:45PM, PICTURE ATTACHED TO INSPECTOR DAILY ROUTE EMAIL
8.1 General Health and Safety/Access to Unit
refused at door 01/21/2025 - tenant do not speak english

no show 02/25/2025
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
4.4 Other Rooms/Security
Remove keyed entry lock,
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 737-333-0645 -JC 2/27 Added after call with mgr (missed on the 25th)

4.5 Other Rooms/Window Condition
Cracked window frame on left side of window.
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025
8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owners daughter and r/s the 4/4 inspection to 5/19 (there is an eviction in place tenant to vacate 4/30). The property will remain a rental as of now.
1.1 Living Room/Living Room Present
JC-4-1-25 Spoke to the owner and r/s the 4/7 inspection to 4/35 (this is a duplex) advised her to notify the resident
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she requested an EXT due to not being in town for the inspection on 04/04. Re-scheduled to 04/17 from 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: The gate code is #0393. They will need to exit their car to enter the code before driving in. Please text or call 714-718-0393 upon arrival

3O MIN PRE-CALL 510-414-6973 (NOT NEEDED ON 4/15/25)
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
04/02/25- Spoke to owner, she stated she will be out of the country on 05/16 and requested to re-schedule. Re-scheduled for 05/27 from 9am-12pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-4-3-25 Lynette with Bartels called in stating the unit is vacant and may be sold so they would like to cancel the inspection on May 1st. Advised they would need to email proof, but she really didnt listen and just said she would send an email.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 734-389-9792
1.1 Living Room/Living Room Present
4/3/25 no show at 1024am> Brown house green trim.
1.5 Living Room/Window Condition
Left screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.

3.5 Bathroom/Window Condition
screen missing. Install.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
2.10 Kitchen/Stove or Range with Oven
microwave inoperable. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.
5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.
8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.
1.5 Living Room/Window Condition
dining room missing screen. replace.
4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.
2.11 Kitchen/Refrigerator
missng bottom apnel piece. Repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing.
Replace
3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
2.10 Kitchen/Stove or Range with Oven
stove inoperable. replace.
2. microwave inoerable. replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace
2.10 Kitchen/Stove or Range with Oven
stove inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .
3.3 Bathroom/Electrical Hazards
no power in any outlets . repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.
1.4 Living Room/Security
doorbell inoperable. repair.
2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace
4.10 Other Rooms/Smoke Detectors
detectoer missing replace.
8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries
2.13 Kitchen/Space for Storage, Prep and Serving
all counter tops severley damaged. repair.
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.
1.7 Living Room/Wall Condition
hole next to heater. repair.
2.12 Kitchen/Sink
water damage under sink. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.
3.12 Bathroom/Tub or Shower
recaulk tub.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair
3.12 Bathroom/Tub or Shower
discoloration in tub. paint
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the owner and granted a 1 year extension from 4/21/25 to 4/21/26 - the owner was inspected last year but missed several cycles after the initial date of compliance. He expressed frustration, but was ok with the ext. Mailed notices.
1.1 Living Room/Living Room Present
jc-4-4-25 Called the owner and advised the 4/10/25 inspection is being extended to 4/10/26 - owner called prior expressing frustration that it has not been 3 years since the last inspection. Explained this was because she missed an inspection cycle. I left a detailed voicemail with the new date and mailed a notice.
1.1 Living Room/Living Room Present
Owner to send proof that it is owner occupied
1.1 Living Room/Living Room Present
JC-4-4-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13 - she will be out of town
1.1 Living Room/Living Room Present
4/4/25 due to a fire, unit deemed uninhabitable
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
1.1 Living Room/Living Room Present
4/4/25 owner reported that daughter lives in the unit, PGE provided
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list
1.1 Living Room/Living Room Present
4/4/25 PROPERTY REPORTED AS SOLD
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
4/4/25 property sold and now owner occupied
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:50am
yellow house of corner, loose dog in yard
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.5 Living Room/Window Condition
Window screens torn, repair or replace
2.5 Kitchen/Window Condition
window screen torn, repair
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
1.1 Living Room/Living Room Present
4/4/25 SOLD AND NOW OWNER OCCUPIED
4.4 Other Rooms/Security
Remove keyed entry lock
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
4/4/25 PROPERTY IS VACANT AND LISTED FOR SALE
1.1 Living Room/Living Room Present
JC-4-7-25 Tenant has covid. R/S the 4/8 inspection to the next available date of 4/28am. Emailed with tenant
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner is traveling during the 18th.
1.1 Living Room/Living Room Present
JC-4-7-24 Spoke to the owner and r/s the 4/18 inspection to 5/19 - advised her to notify the tenants. Owner will be out of town on the original date
1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s the 4/18 inspection to 5/23 - the tenant is traveling.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
1.1 Living Room/Living Room Present
JC-4-7-25 The manager emailed stating the tenant will not be available tomorrow. R/S to 4/18pm
1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

4/7/2025
Unit is currently occupied by tenant whom is under Contra Costa County Housing Authority, tenant provided letter with address showing unit is not market rate rental unit. Picture taken and attached to inpsectors daily schedule emil for proof.

1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

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1.1 Living Room/Living Room Present
JC-4-7-25 30 MINUTE PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.1 Living Room/Living Room Present
JC-4-7-25 Spoke to the owner and r/s (extension) the 4/15 inspection to 5/19. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair

1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION.
TENANT TO ALLOW ACCESS
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
1.5 Living Room/Window Condition
Install window screens
4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair
8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
3.4 Bathroom/Security
remove keyed entry lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the owner and rescheduled the 4/24 inspection to 5/120am - he is not available and will notify the resident of the date change
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
1.1 Living Room/Living Room Present
JC-4-8-25 Spoke to the manager and r/s the 4/14 inspection to 5/19am. They are not available. He will notify all the residents of the date change.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector on first floor.
2.12 Kitchen/Sink
Leaking faucet and rust in sink . repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.3 Bathroom/Electrical Hazards
non working light repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base.
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.4 Other Rooms/Security
Broken door frame repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
no show- tan apt white trim
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
8.6 General Health and Safety/Interior Stairs and Common Halls
no smoke or co detector.
1.4 Living Room/Security
torn screen door. repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
4.10 Other Rooms/Smoke Detectors
no smoke detector.
3.5 Bathroom/Window Condition
torn screen. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
JC-4-9-25 R/S the 5/9 inspection to 6/16 owner is not available. He will notify the tenant of the date change.
1.1 Living Room/Living Room Present
4/4/25 received proof property was sold and is owner occupied
1.1 Living Room/Living Room Present
4/7/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/9/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD

1.1 Living Room/Living Room Present
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4/9/25 PROPERTY IS VACANT AND BEING SOLD
1.1 Living Room/Living Room Present
4/9/25 PROPERTY IS VACANT AND BEING SOLD
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.12 Kitchen/Sink
install gfi next to. sink
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.4 Living Room/Security
gap in window next to front door. repair.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1030am tan unit white trim . took picture.
1.1 Living Room/Living Room Present
4/10/25. no show at 1036 am. Tan house . took picture.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.3 Kitchen/Electrical Hazards
install gfis next to sink.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
2.4 Kitchen/Security
patio screen door damaged .replace
2.3 Kitchen/Electrical Hazards
intsall gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
1.8 Living Room/Floor Condition
carpet torn on stairs. replace.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, re-scheduled inspection due to tenant having Chemo. Re-scheduled from 04/14 to 05/19 from 11am-2pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- spoke to O, who requested to re-schedule inspection due to tenant having surgery. Re-scheduled from 04/14 to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
04/11/25- Spoke to owner, she requested to re-schedule 04/14 inspection due to tenant not being available. Re-scheduled to 05/20 from 1pm-4pm. O requested 30 min pre-call at 510-334-3244. M.T

1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list

8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls

5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over

6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace

4.4 Other Rooms/Security
Replace missing door knob

5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom

3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Secure door knob to door
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.
1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)

3.2 Bathroom/Electricty
GFI outlet inoperable, repar

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from door

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles
4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover

4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.1 Living Room/Living Room Present
JC-4-14-25 Spoke to the mgr and r/s the 4/24 inspection o 5/19 - tenant is not available. She may cb to move it to the 20th. She has to check with the tenant
1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified
1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.
1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.
2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.
2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.
2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,
3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.
3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.
3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.
4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.
4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.
4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
peeling paint, repair

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 9:10

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.5 Kitchen/Window Condition
screen tattered, repair

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite

2.11 Kitchen/Refrigerator
inside light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace

3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail front porch

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
10/22/24 no access, locks changed, management present

1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.

8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15

1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.

3.12 Bathroom/Tub or Shower
caulk around tub

5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine

8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
1.1 Living Room/Living Room Present
JC-4-14-25 The 4/1 route/inspection was not completed by the inspector. Called the owner to advise the inspection is being rescheduled (the voicemail is not set up). R/S to 5/23. Mailed notices.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
1.1 Living Room/Living Room Present
JC-4-14-25 R/S THE 4/15 INSPECTION TO 4/17 - REPAIRS NOT DONE
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
NOTE ON ROUTE: CORRECT ADDRESS SI 12462 San Pablo C - (URGENT) PLEASE ADD THIS ON EVERY ROUTE.
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.
1.1 Living Room/Living Room Present
PRE-CALL OWNER 408-722-0113 OR CALL THE TENANT MARIA 415-306-6372 AS A BACK UP IF NEEDED
GATE CODE: #6673
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:00am
green house with white trim. No access as front gate is locked. Picture attached to inspectors daily route email.

4/15/25 recieved proof of owner occupancy

4.3	Other Rooms/Elecrtical Hazards
	Replace damaged light switch cover plate
4.5	Other Rooms/Window Condition
	Window screen missing, install
4.4	Other Rooms/Security
	Tenant to clear excessive clutter behind door to allow it to open as designed
3.5	Bathroom/Window Condition
	Window wont stay open without prop, repair
4.10	Other Rooms/Smoke Detectors
	Replace inoperable smoke detector
2.12	Kitchen/Sink
	Recaulk countertop behind sink
2.6	Kitchen/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
1.6	Living Room/Ceiling Condition
	Clean and remove excessive discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen and clean excessive grease splatter on range hood
6.4	Building Exterior/Condition of Exterior Surfaces
	Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4	General Health and Safety/Garbage and Debris
	Clean and remove excessive clutter in rear of unit
4.3	Other Rooms/Elecrtical Hazards
	Receptacle under window missing cover plate, install
4.10	Other Rooms/Smoke Detectors
	Install smoke detector in bedroom
4.6	Other Rooms/Celing Condition
	Treat ceiling as discoloration is present around light fixture
4.5	Other Rooms/Window Condition
	Clean and remove discoloration in window seal and on window
1.3	Living Room/Electrical Hazards
	Replace damaged cover plate located outside of front bedroom
3.12	Bathroom/Tub or Shower
	Re caulk exterior of tub unit
3.6	Bathroom/Ceiling Condition
	Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition
	Treat walls, excessive black discoloration on walls
4.4	Other Rooms/Security
	Remove keyed entry lock
8.6	General Health and Safety/Interior Stairs and Common Halls
	Install common area smoke detector
2.10	Kitchen/Stove or Range with Oven
	Replace range hood, excessive paint peeling and rust
	burners are not self lighting, repair
2.6	Kitchen/Ceiling Condition
	Clean discoloration on ceiling
2.12	Kitchen/Sink
	Secure faucet base to sink, loose
2.11	Kitchen/Refrigerator
	Refrigerator light inoperable, repair
3.3	Bathroom/Electrical Hazards
	Outlet on right wall in bathroom 2 (rear) missing cover plate, install
	GFI outlet as no power and wont reset, repair (rear bathroom)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Excessive discoloration inside bathroom 2 vanity, repair damage
6.4	Building Exterior/Condition of Exterior Surfaces
	Crawlspace located by rear door missing cover, install
1.1	Living Room/Living Room Present
	Tenant no show 4/14/2025 11:45 am, upstairs unit
4.10	Other Rooms/Smoke Detectors
	Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install
1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Install window screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub
3.13 Bathroom/Ventilation
vent fan inoperable, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.5 Other Rooms/Window Condition
Window screen missing, install
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install

3.12 Bathroom/Tub or Shower
Rust in tub, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
PRE-CALL OWNER AT 650-464-1536 TWO PROPERTIES ON THE SAME DATE AND TIME
JC-4-15-25 Spoke to the owner (trustee) the tenant is not available. R/S the 4/21 inspection to 5/30
1.1 Living Room/Living Room Present
GATE CODE: 2246 - OWNER CALLED IN AT 10:56AM ON 4/15 WITH A GATE CODE ASKING FOR A CALL. ADVISED I WOULD TRY TO GET THE CODE OVER BUT SHE SHOULD HAVE CALLED EARLIER -JC
1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
4/21/25 recevied proof of sale
JC-3-18-25 This unit is not owner occupied per the mgr. They will send proof to remove.
4/3/25 no show. Work being done on floor. Talked to workers on site
owner claims property was sold but provided no proof
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-6322
JC-4-15-25 Spoke to the owner and r/s the 4/24 inspection to 6/19. The tenant will be out of the country through the end of May and needs a Thur inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.2 Bathroom/Electricty
GFI outlet inoperable, repar
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.5 Other Rooms/Window Condition
Left bedroom window wont stay open without prop, repair

Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink faucet to vanity

3.3 Bathroom/Electrical Hazards
Repair GFI outlet, will not reset
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed entry lock from door
8.1 General Health and Safety/Access to Unit
Front security door damaged, cutting hazard. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector by bedroom inoperable. replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
8.1 General Health and Safety/Access to Unit
Install turn style dead bolt on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install
3.12 Bathroom/Tub or Shower
Glass shower door off track, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.5 Other Rooms/Window Condition
Clean discoloration on window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.4 Other Rooms/Security
Secure door knob to door
4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport
8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
JC-4-15-25 Spoke to the owner and r/s the 4/21 inspection to 5/29. She will notify the resident of the date change.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
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1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.1 Living Room/Living Room Present
JC-4-15-25 30 MIN PRE-CALL 925-766-7835
7/12/2024 Sonya called needs to reschedule. Stated owner is doing reno. Moved from 7/22/2024 to 8/19/2024 11am-12noon. CALL 30MIN PRIOR 510-236-8366 Alison
6/21/2024 CALL 30MIN PRIOR 510-236-8366 Sonya called in to reschedule. Needs more time on repairs. Moved from 7/1/2024 to 7/22/2024 1pm-4pm. Alison

3/14/2025 Owner present for inspection, unit is currently vacated
1.4 Living Room/Security
Install door knobs on interior closet door
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Install, not present at time of inspection
2.11 Kitchen/Refrigerator
Install, not present at time of inspection
2.12 Kitchen/Sink
Install faucet, removed for renovation
2.5 Kitchen/Window Condition
Install window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink faucet, unit being renovated and faucet isnt installed yet
3.4 Bathroom/Security
Install door knob
3.5 Bathroom/Window Condition
Install window screen

4.4 Other Rooms/Security
Install door knobs
4.5 Other Rooms/Window Condition
Install window screen
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex
1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.
8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint
4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace
1.1 Living Room/Living Room Present
JC-2-24-25 OWNER GAVE APPROVAL FOR US TO SPEAK WITH THE TENANT TO R/S
JC-2-20-25 Fails for this unit were incorrectly entered on 5507 Van Fleet (confirmed with inspector) passed that unit and added the fails (broken lock in living room and working sd/co detector needed) Owner is aware as she called to verify that.
8.7 General Health and Safety/Other Interior Hazards
non-working smoke detector or CO in common area or lower level
1.4 Living Room/Security
screen door will not close as designed, repair/replace
1.7 Living Room/Wall Condition
fireplace mantel peeling paint. repair
2.13 Kitchen/Space for Storage, Prep and Serving
kitchen cabinets peeling paint, repair
2.7 Kitchen/Wall Condition
kitchen wall peeling paint, repair
8.1 General Health and Safety/Access to Unit
no show- 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co detector
1.3 Living Room/Electrical Hazards
1. replace burned outlet behind tv

2. hallway light fixture inoperable, repair
1.5 Living Room/Window Condition
window will not stay up without a prop, repair
2.8 Kitchen/Floor Condition
replace deteriorating kitchen flooring
3.12 Bathroom/Tub or Shower
tub faucet leaking from knobs when on, repair
3.6 Bathroom/Ceiling Condition
ceiling peeling paint, repair
8.1 General Health and Safety/Access to Unit
No show - 04/15/2025
8.7 General Health and Safety/Other Interior Hazards
install common area co and smoke detectors
2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-685-2295
JC-3-19-25 Confirmed all items passed except the bathroom. Owner to cb to set future date.
JC-3-11-25 Owner requested another extension- advised NO. We will go to clear the other fails on 3/14 and advised she cb to set another date for the bathroom items (at no charge) she will cb 3/17.
9/3/24 No show.11:38am cream colored house with blue gray rock trim. Black gate locked.
JC-9-5-24 Returned the owners call regarding the missed inspection advised per the notes above there was a locked gate. Owner advised the inspector should have called. Explained per the notice she was sent it states PLEASE CALL IF ITS A SECURE ENTRY. Owner read the letter and confirmed. Added pre-call for next inspection.

8/7/2024 Owner called needs to reschedule. Will be out of town. Moved from 8/16/2024 to 9/3/2024 11am-2pm. Owner confirmed and will advise tenant. Alison

2.12 Kitchen/Sink
repair bottom of cabinet under sink, evidence of water damage

3.12 Bathroom/Tub or Shower
1. downstairs bathtub diverter not working as designed

2. tub access door panel pulling off, repair

3.5 Bathroom/Window Condition
window sill tile pulling dowm from sill/frame, repair

5.2 Secondary Rooms/Security
tenant must be able to open garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
repair ceiling in garage large hole

8.10 General Health and Safety/Site and Neighborhood Conditions
1. repair front left side metal gate.

2 repair front left yard entry wood gate.

3. repair left side wood fence, hole, deteriorating

4. cut and remove overgrown vegetation in yard

8.4 General Health and Safety/Garbage and Debris
remove old bricks and oil barrel from yard

8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S from 4/17 to 5/23 - work is not done but I advised the owner we cannot extend the inspection any further
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.

1.7 Living Room/Wall Condition
repair excessive cracking on wall

2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage

8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.

1.1 Living Room/Living Room Present
30 min pre-call 510-206-9444
JC-4-18-25 Owner to send payment, but she wants to hold off on the inspection. She will cb.

1.1 Living Room/Living Room Present
JC-4-17-25 FINAL R/S 4/17 inspection to 5/23. Advised owner (previous notes not showing about reschedules and fee waivers due to the owner contacting us prior to r/s)
JC-10-28-24 Spoke to the owner (spoke to her previously but the notes are not showing?) she needs to the tenants to vacate for the mold (water damage fail). Lawyers are involved. She called this morning to r/s and sent an email on 10/24. Still needs more time. Advised she will get a notice, but should f/u regarding this issue.
5/23/2025
No access to unit as loose dog in front yard, no response from owner/tenant phone number provided. Picture taken 11:30am

1.7 Living Room/Wall Condition
repair excessive cracking on wall
2.3 Kitchen/Electrical Hazards
light fixtures inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
light fixture hanging down, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
install Gfi outlet next to utility sink in garage
8.1 General Health and Safety/Access to Unit
02/11/2025 no show could not access property closed gate with dog.
1.1 Living Room/Living Room Present
JC-4-17-25 Determined the inspector did not complete the 4/1 route. Could not locate a number for the owner to advise and confirm a new date. Mailed a reschedule notice for 5/27.
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED - Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector. Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner to advise the 4/1 route was not completed (the number does not work). Mailed a new notice for 5/27.
10/17/24 B.S. no access, manager stated she did not receive notice of inspections

8/30/24 B.S. no access, manager stated she did not receive notice of inspection and did not notify tenants

08/30/24- Property manager called in this morning first stating she did not receive the notices for the inspections today. I advised her that we were at that property on Tue & Thurs and all notices were mailed in the same envelope. She then stated that she did receive them but forgot to notify the tenants. I advised her that the inspections will get auto re-scheduled and she will receive notices in the mail with the date. M.T
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio screen door tattered, repair/replace
1.1 Living Room/Living Room Present
JC-4-17-25 Called the owner and explained the 4/1 route was not completed. R/S to 5/15pm. He is aware. Also sent a notice.
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-375-7790
3.12 Bathroom/Tub or Shower
hallway bath tub rusting, resurface tub
3.13 Bathroom/Ventilation
master bath ventilation fan not working as designed, replace very loud knocking noise

3.3 Bathroom/Electrical Hazards
install Gfi outlets
8.7 General Health and Safety/Other Interior Hazards
replace common area co/smoke detectors older than 10 yrs old
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366 (LEAVE VOICEMAIL IF NEEDED)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFI protected outlet in kitchen by sink

Three prong receptacle in kitchen has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
5.2 Secondary Rooms/Security
Remove keyed entry lock from lower level bedroom door

Remove keyed entry lock from lower level storage room

Install door knob and hardware on lower level closet door
5.3 Secondary Rooms/Electrical Hazards
Replace missing outlet cover on rear wall

Replace cracked receptacle in lower level bedroom located across from bed
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenets items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system disassembled, repair as unit must have functioning heat system.
8.1 General Health and Safety/Access to Unit
Install front interior door sweep to prevent air/light intrusion
8.10 General Health and Safety/Site and Neighborhood Conditions
Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
3.7 Bathroom/Wall Condition
Repair multiple holes and damage to trim on bathroom walls on 2nd level, tenants dogs have caused damage to walls per tenant and owner
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to only window in room (fire exit)
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping issues throughout unit
8.7 General Health and Safety/Other Interior Hazards
Light above washing machine inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
4.10 Other Rooms/Smoke Detectors
detector missing . install.
1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
4/17/25 - confirmed Section 8 exemption
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
1.1 Living Room/Living Room Present
4/17/25 confirmed section 8 exemption
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
4/17/25 property sold
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

4.5 Other Rooms/Window Condition
Install window screen bedroom 3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION
1.1 Living Room/Living Room Present
TENANT NO SHOW 4/18/2025 2:30PM, RIGHT DUPLEX BEIGE WITH WHITE TRIM
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
2.2 Kitchen/Electricty
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/21/25 property reported as being sold
1.1 Living Room/Living Room Present
property is not occupied
8.1 General Health and Safety/Access to Unit
refused at door- tan apartment white trim.
1.1 Living Room/Living Room Present
4/15/25 property reported as sold
1.1 Living Room/Living Room Present
4/21/25 received proof of owner occupancy
4/10/25. no show at 1036 am. Tan house . took picture.
1.1 Living Room/Living Room Present
4/14/25 PROPERTY IS BEING SOLD
1.1 Living Room/Living Room Present
04/21/25- Spoke to owner, who requested to re-schedule inspection on 05/15 due to having to work and wanting to be present for the inspection. Re-scheduled inspection to 06/19 between 1pm-4pm. Owner agreed. M.T
4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE
4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail

4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob

2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Replace missing window lock mechanism

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

3.13 Bathroom/Ventilation
fan is making loud noise repair or replace

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and rescheduled the 4/25 inspection to 5/20. She has covid and wants to be there.

1.1 Living Room/Living Room Present
30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

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30 min pre-call 510-332-5506. Owner has 2 properties scheduled on the same day. Call prior to arrival to the first unit -JC 4/23

1.1 Living Room/Living Room Present
04/23/25- Spoke to owner who called in to dispute the re-inspection fee she was just sent. She advised she had a handy man present for the inspection and the inspector came but did not conduct the inspection because he saw the home was vacant. Per Jen, inspector should have done the inspection and we took off the re-inspection fee. Owner stated new tenants will be there for the 05/20 inspection. M.T

Tenant no show 1/17/2025 10:00 am Cream house with green trim

Unit is vacant, no current resident inside of unit 3/31/2025

8.1 General Health and Safety/Access to Unit
No show- 02/25/2025 1:39

1.1 Living Room/Living Room Present
Spoke to the tenant and rescheduled the 4/28 inspection to 5/30pm. Tenant had a death in the family. -JC 4/23

1.1 Living Room/Living Room Present
JC-4-23-25 Spoke to the owner and r/s the 5/8 inspection to 6/16 - tenant needs a Monday.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.1 Living Room/Living Room Present
30 min pre-call 510-691-9205
JC-4-23-25 Spoke to the mgr and r/s the 5/9 inspection to 6/17. The mgr will be out of town. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
JC-4-24-25 Spoke to the owner who called and advised he has covid and is not sure if the tenants will be there today. R/S from 4/24 to 5/27.

1.1 Living Room/Living Room Present
30MIN PRIOR 510-918-4043
2/20/2025 Tenant nno show, neighbor states unit may be vacant
JC-3-18-25 Owner to send email requesting r/s until May. Unit is vacant but will remain a rental.
10/21/24 no show 11:27 am, called owner no answer

7/31/2024 CALL 30MIN PRIOR 510-918-4043 Owner will be out of town. Moved from 8/13/2024 to 9/6/2024 9am-12noon. Owner confirmed. Alison

3/27/25 no show called number left message. took picture.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable, repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions

1. cut overgrown vegetation around unit

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.
4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.
3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove
1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.
5.2 Secondary Rooms/Security
Hole in basement door . replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.
3.4 Bathroom/Security
door miising in rear bathroom . install.
2.12 Kitchen/Sink
Water damage under sink.Remove.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
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1.1 Living Room/Living Room Present
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING
1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

2.12 Kitchen/Sink
Clean discoloration in sink

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

4.4 Other Rooms/Security
Door lock must be present and securely fastened to door. Install striker plate on door and frame

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen on lower level stove

1.1 Living Room/Living Room Present
Tenant is under Contra Costa Housing/Section 8. Owner Rick has submitted paperwork to verify and confirm
8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit
2.12 Kitchen/Sink
Repair rust in sink around drain
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom
4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair
4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
bottom of cupboard wood panel missing repair
1.1 Living Room/Living Room Present
PRE-CALL 415-299-0487 30 MIN AHEAD
11/8/24 no show 1:35 pm
3/13/25 no show at 919am. called number and took picture.
2.10 Kitchen/Stove or Range with Oven
stove burners is not working like designed. tenant has to use a lighter to ignite flames.
3.6 Bathroom/Ceiling Condition
repair cracks in ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
clear stairs of clutter
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
repair damaged wall next to windows

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink

3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting

3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill

3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub

3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair

4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

3.3 Bathroom/Electrical Hazards
Install GFI outlet in lower level bathroom by sink

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light by garage inoperable, repair

Install light cover on exterior patio light by sliding doors
1.1 Living Room/Living Room Present
Tenant No Show 1//17/2025, tenant unaware of inspection. Owner to contact tenant with inspection information
2.12 Kitchen/Sink
leaking faucet. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
dishwasher is not secured to cabinet. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace.
3.4 Bathroom/Security
remove keylock
4.5 Other Rooms/Window Condition
Cracking on and around window frame and wall.
4.6 Other Rooms/Celing Condition
Cracking on ceiling above door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
Non working doorbell repair or replace.

Deteriorating weatherstrip on front door. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
exterior control panel: close open space in control panel
8.4 General Health and Safety/Garbage and Debris
move debris Clutter from in front of garage door cannot open or close.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-25 SPOKE TO THE ONWER AND R/S THE 5/1 INSPECTION TO 6/16. SHE LOST THE NOTICE WITH THE FAILS SO THEY ARE NOT DONE
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

1.1 Living Room/Living Room Present
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window

1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Unit address is 635 S.24th St which is the rear unit
JC-4-28-25 Granted r/s from 4/28 to 6/16 (Owner has 2 units and is still working on repairs)

02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway

1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

1.1 Living Room/Living Room Present
JC-4-28-25 Spoke to the owner and rescheduled the 5/1 inspection to 6/16 (tenant was in a car accident)

1.1 Living Room/Living Room Present
30 minute pre-call 510-244-0085
8/22/24 - owner needs additional time due to tenant not clearing clutter yet. Moved from 8/23 to 10/17
JC-7-12-24 Per manager there is excessive clutter in the unit they have not been able to get anyone in to make repairs. Advised they would be responsible to make sure that issue is addressed if found on 7/15. Explained we can assist with extensions if needed.

No show on 10/18/24 @ 955am. Was with owner knocked on door and called tennant no answer. took picture. Light colored house@

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
repair loose toilet at base (front right)

4.6 Other Rooms/Celing Condition
repair large hole with peeling paint throughout ceiling(rear left)

8.10 General Health and Safety/Site and Neighborhood Conditions
1)repair damaged unsecured fence posing safety hazard (center section)

8.7 General Health and Safety/Other Interior Hazards
remove excessive clutter throughout unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Window crank damaged, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

1.4 Living Room/Security
Install deadbolt lock on front entry door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

1.1 Living Room/Living Room Present
proof of section 8 received

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

1.1 Living Room/Living Room Present
Per owner, tenant moved out on 4/24/25 and property will be sold

CALL TENANT FOR ACCESS UPON ARRIVAL 662-418-3595 CALL THE MGR AS A BACK UP 510-701-2862 -JC 3/19
JC-3-19-25 The mgr called in re the 2/13 inspection - advised no entry she advised she left the tenants number, but I do not see any notes re that.
2/13/25 no access agted community.

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet above sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

3.3 Bathroom/Electrical Hazards
Install GFI above sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install knobs on hall closet door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

1.1 Living Room/Living Room Present
4-15-25 spk with owner r/s from 4-15-25 to 4-28-25 repair not done
JC-2-5-25 Spoke to the owner and rescheduled the 2/11 inspection to 3/14am - he is not done with the repairs on the other rental (scheduled both rentals on the same day)
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no show 1:03 pm cream duplex

5/24/24 no access, not notified

7.4 Heating and Plumbing/Water Heater
11/18 Water heater not properly strapped and secured. Replace with earthquake straps.

1.1 Living Room/Living Room Present
4-15-25 r/s from 4-15-25 to 4-28-25 owner states repairs not done
1/7/2025 OWNER MR. GARCIA CALLED. NEEDS TO RESCHEDULE HES OUT OF THE COUNTRY. MOVED FROM 1/10/2025 TO 2/11/2025 1PM-4PM. CALL 30MIN PRIOR 510-459-7658 ALISON

10/1/24 no access, tenant stated he told owner to reschedule inspection due to having to go to hospital

5/24/24 no access, not notified

1.4 Living Room/Security
11/18 Deteriorating weather strip around front door, replace.

1.5 Living Room/Window Condition
11/18/24
1. Broken handle and lock on sliding glass window.
2. Remove black discoloration from window.

2.12 Kitchen/Sink
11/18 Leaking faucet and leaking pipes underneath the sink.

2.13 Kitchen/Space for Storage, Prep and Serving
11/18 Missing cabinet drawer next to sink.

2.7 Kitchen/Wall Condition
11/18 Excessive grease build up on wall behind stove, remove.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
11/18 Toilet loose at base, repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
11/18 1. Brown discoloration underneath cabinet
2. Evidence of water leak,

3.3 Bathroom/Electrical Hazards
11/18 1. Broken light fixture above sink.
2. Exposed wires from light fixture, repair or replace.

3.5 Bathroom/Window Condition
11/18 Black discoloration, remove.

3.7 Bathroom/Wall Condition
11/18 Black discoloration, remove.

4.10 Other Rooms/Smoke Detectors
11/18 No smoke detectors in bedrooms or common space.

4.5 Other Rooms/Window Condition
11/18 Remove black discoloration from window.

4.7 Other Rooms/Wall Condition
11/18 Remove black discoloration from wall.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
11/18 Heater not operable, repair.

8.7 General Health and Safety/Other Interior Hazards
11/18
1. Cut overgrown trees and bushes from back and side yard.
2. Broken and leaning fence in backyard. Repair or replace.

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17. She will be out of town. She will be notify the owner.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

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30 MINUTE PRE-CALL 510-599-8887
JC-4-29-25 Called the owner and advised the inspector did not conduct todays route. Owner is aware and confirmed 5/13. Mailed notices.

1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-4-29-25 Spoke to the owner who called and requested a r/s - the repairs are not done. Moved from 5/19 to 6/16 and emailed him a notice.
JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.

3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

1.1 Living Room/Living Room Present
JC-4-30-25 Called the owner and explained the inspector did not conduct the 4/29 inspection as scheduled. Confirmed new date for 5/22pm and advised I would mail notices. Owner was not happy but accepted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-3959
JC-4-30-25 Spoke to the owner and advised yesterday inspection was not conducted by the inspector. She is aware and confirmed 5/22.

1.1 Living Room/Living Room Present
JC-5-1-25 Spoke to the tenant and r/s the 5/6 inspection to 6/16. Tenant has to work. She will notify the owner.

1.1 Living Room/Living Room Present
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.

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1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to the unit not being a rental. I tried calling today before the inspection time frame and was not able to reach her. M.T

Owner occupied unit, PG&E bill presented with owners name presented Elodia Guitterez

1.1 Living Room/Living Room Present
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal

3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
1.5 Living Room/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Towel rack damaged, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
3.3 Bathroom/Electrical Hazards
GFI outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Tub knob missing, replace

Glass shower door off track, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
09/25/24- Spoke to owner who has a emergency medical procedure a few days before the scheduled inspection on 09/30 and is requesting another ext. Rescheduled inspection to 10/22 since she requested anything after 10/20 so she will have enough time to recover. Owner agreed to 10/22 from 1-4pm. M.T
09/06/24- Spoke to owner who requested an Ext due to having to work on the day of the inspection, she also stated she wants to be present. Tenant prefers Monday since it is her day off. Re-scheduled inspection from 09/12 to 09/30 9am-12pm.
3/21/2025 Tenant NO SHOW 11:50am, Center unit in triplex
Grey building with grey trim

1.4 Living Room/Security
Remove egress from behind front door, unable to open all the way safety hazard

2.10 Kitchen/Stove or Range with Oven
all burners must self -ignite

2.3 Kitchen/Electrical Hazards
install Gfi outlet

3.3 Bathroom/Electrical Hazards
install Gfi outlet

3.7 Bathroom/Wall Condition
repair wall, damaged

8.1 General Health and Safety/Access to Unit
No show 01/06/2025 11:15 Grey grey trim.

8.7 General Health and Safety/Other Interior Hazards
common area smoke/carbon monoxide missing, install upstairs

1.1 Living Room/Living Room Present
No show 5-1-25 10:48 last unit red door access denied by tenant

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

1.1 Living Room/Living Room Present
No show 5-1-25 10:45 grays, blues house, white trim

2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway, smoke detector, CO detector, missing repair, replace

1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard

2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install

4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
JC-5-5-25 Spoke to the tenant who called and asked to r/s until she is back in town (r/s the 6/6 inspection to 6/12)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

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1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.1 Living Room/Living Room Present
Cancelled. Duplicate.
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace

4.4 Other Rooms/Security
Remove key lock From bedroom door

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
4.5 Other Rooms/Window Condition
Left window hard to open, repair
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.5 Kitchen/Window Condition
Clean black discolration in window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
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45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
1.1 Living Room/Living Room Present
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
1.1 Living Room/Living Room Present
OWNER TO SEND PROOF OF EXEMPTION (OWNER OCCUPIED) -JC 5/6
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator

2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
deteriorating caulking around sink. replace
3.12 Bathroom/Tub or Shower
broken shower hot and cold water handle broken. repair or replace.
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
1.1 Living Room/Living Room Present
05/07/25- Owner called in requesting to re-schedule inspection from 05/12 to 06/30 from 1pm-4pm due to tenant being out of town and she would like tenant to be present. Owner agreed to re-scheduled date. M.T
1.1 Living Room/Living Room Present
JC-5-15-25 Owner emailed a request to move the inspection to 5/19 - pre-call below
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
7/7/25 received proof of family occupied unit from owner

CH-5-8-25 Pre call 30 min prior 510-520-4933
1.1 Living Room/Living Room Present
06/25/25- Owner called in wanting to move the inspection date back to 07/07. I went ahead and scheduled the unit back to 07/07 but the owner then stated she thinks it would be best to schedule the insp for early August since that is when they will be back. I advised that that i cant go out that far, our max is 2 weeks. She agreed and we ultimately re-scheduled for 07/25 between 1-4pm. O agreed and i sent notices. M.T

JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
1.1 Living Room/Living Room Present
this is a SFR, not a duplex. secondary unit cancelled
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PROPERTY IS VACANT AND WILL BE SOLD
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER UPON ARRIVAL FOR ACCESS 510-508-0847 -JC 5/8/25
Jc-5-8-25 The owner called in about 5 minutes to 4 advising it is a gated community advised I would notate his number for next time. He is aware there is a re-inspection fee associated with any inspection after the second one.
April 8, 2025 no-show no access to unit gate community spoke to owner. Owner stated tenant should be home.
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.

1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.

1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair

2.12 Kitchen/Sink
Secure dishwasher to countertop

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

4.4 Other Rooms/Security
Remove key entry lock from bedroom door

4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window

1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room

1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset

2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

1.1 Living Room/Living Room Present
No show 10:15 AM White House Black Irongate

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Doorbell. Not working properly - repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property backyard area, large amount of growth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth- Cut/remove
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
2.5 Kitchen/Window Condition
Window lock missing, install
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
1.1 Living Room/Living Room Present
Tenant not show 5/12/2025 9:40am. Peach colored house with white trim, located directly on corner. Picture taken.
1.1 Living Room/Living Room Present
Tenant representative not notified of inspection 5/12/2025 9:35am, no response from owner. Green house with white trim, Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
3.12 Bathroom/Tub or Shower
shower head leaking, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood has severe peeling paint/rust. replace

Front left burner inoperable, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass

4.4 Other Rooms/Security
Remove deadbolt from secondary door
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.8 Living Room/Floor Condition
Carpet bunched up at entry, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025, unaware of inspection.
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above toilet
4.4 Other Rooms/Security
Remove deadbolt lock on door that separates loft from bedroom level 2
4.10 Other Rooms/Smoke Detectors
Install smoke detector in lower level room located off kitchen
4.5 Other Rooms/Window Condition
Clean discoloration on windows and patio door in loft located behind kitchen
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.
1.6 Living Room/Ceiling Condition
Repair cracks on ceiling
1.7 Living Room/Wall Condition
Repair cracks on living room walls
2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair
3.5 Bathroom/Window Condition
Repair rust on window and window seals
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house. remove or repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut and remove overgrown grass and trees from front and back yard.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
4.7 Other Rooms/Wall Condition
remove black discoloration
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.
8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.
2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)

7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
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30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner. Tenant is not available on the 30th. R/S to the 17th of July.
1.1 Living Room/Living Room Present
JC-5-14-25 Spoke to the owner and r/s the 5/19 inspection to 6/4 - he needs a little more time to make repairs. Advised this will likely be the last reschedule.
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm
1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

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5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.1 Living Room/Living Room Present
UREGENT NOTE FOR ROUTE: Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s the 5/20 inspection to 6/4 - no one is available that day
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

1.1 Living Room/Living Room Present
URGENT Correct address is 64 Scenic Ave
30 MIN PRE-CALL 510-685-6173 TO OWNER
JC-5-15-25 Spoke to the owner and r/s again to 6/16 the tenant is not available on 6/4
Correct address is 64 Scenic Ave

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock from left side bedroom door

8.7 General Health and Safety/Other Interior Hazards
CO detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace
1.1 Living Room/Living Room Present
PLEASE GIVE OWNER A PRE-CALL FOR INSP ON 05/30. OWNERS NUMBER: 510-701-1289. M.T
05/16/25- Owner called in wanting to re-schedule her inspection originally scheduled for 06/30. She stated she is going to be away all summer and wont be back until 08/05. Advised I cant go out more than a month and offered to do it before she leaves. Re-scheduled inspection to 05/30. Owner agreed. M.T
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
1.1 Living Room/Living Room Present
05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 11am-2pm. O agreed. M.T
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05/16/25- Spoke to pm, she requested an ext for insp on 06/23 due to her being out of town. Advised her i can move it to an earlier date before she leaves and she agreed. Re-scheduled insp to 06/04 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
JC-6-18-25 R/S FROM 6/19 TO 6/26 (BARTELS IS NOT OPEN) SPOKE WITH THE PM. MAILED NOTICES.
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
OWNER REQUESTED 30 MIN PRE-CALL FOR INSP ON 07/23 AT 510-526-2691. M.T
05/16/25- Spoke with owner, requested to re-schedule inspection thats on 07/03 due to her not being available. After much discussion she agreed on 07/23 between 11am-2pm. O agreed. M.T

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 10:00am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection

4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection

2.12 Kitchen/Sink
Secure faucet to sink

2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace

1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.

8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair

3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 11:40am, green house with white trim

property is owner occupied
4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
Hood range fan very loud - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace

3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	Tub faucet handle, leaking badly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Rear left burner, not self-igniting - repair/replace
	Hood range screen cover very badly worn - repair/replace
2.12	Kitchen/Sink
	Garbage disposal not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, Missing / not working properly - repair/replace
8.1	General Health and Safety/Access to Unit
	Patio screen door damage - repair/replace
2.10	Kitchen/Stove or Range with Oven
	All burners Must self-ignite - repair/replace
4.4	Other Rooms/Security
	Remove key door lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	CO detector inoperable - repair/replace
4.4	Other Rooms/Security
	Remove Key door locks from all 5 bedroom doors
4.10	Other Rooms/Smoke Detectors
	Bedroom number 2 smoke detector not working properly repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	Smoke detector missing in garage/bedroom
4.4	Other Rooms/Security
	Remove key door lock from garage/bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway smoke detector is not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Oh, detector not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector not working properly repair/replace
	Smoke detector missing in garage/bedroom - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway, smoke detector not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	Right side bedroom, smoke detector, not working properly - repair/replace
4.4	Other Rooms/Security
	Remove key lock from right side bedroom door
2.10	Kitchen/Stove or Range with Oven
	Hood range fan not working properly - repair/replace
2.12	Kitchen/Sink
	Dishwasher is not working properly - repair/replace
1.1	Living Room/Living Room Present
	April 15, 2025, no-show, gray house, white trim
1.1	Living Room/Living Room Present
	May 15th 2025, no-show light green with green trim white security gate
1.1	Living Room/Living Room Present
	May 15, 2025 no-show tenant stated they were unaware of any inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Base loose - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly - repair/replace
First and second floor seal detector missing
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing - repair/replace
Hood range power switch is not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
3.6 Bathroom/Ceiling Condition
Complete repairs and paint ceiling in bathroom #2 located in master bedroom
4.4 Other Rooms/Security
Remove keyed entry lock on door pass 5-16-25

Patio screen torn, repair (PASS 2/28/2025)
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
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1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (an out-of-date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.4 Living Room/Security
gap in window next to front door. repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location.
2. heater inoperable, replace.
8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell
1.1 Living Room/Living Room Present
05/19/25- Spoke to owner, who called in to re-schedule inspection thats on 05/20 due to not being able to get an electrician in to do the work. She stated he is scheduled to come in next week. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

No access to unit, locked gate 4/4/2025 1:30pm
1.1 Living Room/Living Room Present
05/19/25- Owner called in requesting to re-schedule inspection due to him being out of town and tenants not being available. Re-scheduled to 06/23 between 11am-2pm. O agreed. M.T

Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T
5-21-25 Inspection was not conducted on 5/19 (a out of date drive sheet was sent) confirmed 5/28 with the owner. Must pre-call
5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
1.1 Living Room/Living Room Present
CH-4-14-25 R/S from 4-17-25 to 5-19-25 floor and screens not don they are on order
1.3 Living Room/Electrical Hazards
Replace damaged receptacle and cover plate, left of thermostat

replace missing light fixture cover
1.5 Living Room/Window Condition
Window screens missing, install
2.3 Kitchen/Electrical Hazards
Light switch damaged, replace

Right GFI above dishwasher is inoperable, repair
2.5 Kitchen/Window Condition
Window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover
4.5 Other Rooms/Window Condition
Rear right window screen missing, install
4.8 Other Rooms/Floor Condition
Carpet torn in multiple places, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair damaged garage ceiling, soft spots and evidence of water damage

Repair damaged wall left of garage door that leads to side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Refused at door minor son at home alone - 01/14/2025
1.1 Living Room/Living Room Present
JC-3-19-25 Owner called yesterday claiming the Feb 28th inspection. Checked with inspector and confirmed as the notes below state NO ENTRY. Called the owner and left a detailed message advising.
Tenant no show 2/28/2025 1:00pm, Brown house with brown trim. Picture emailed to outsource it in scheduled inspection list email

3/31/2025 Spoke with owner during inspection and explained items still need to be corrected, there was some confusion on the owners end as tenant is relative and stated items were corrected. No repairs made to items on fail report.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 837-5536
2/24/2025 Tenant no show 1:20PM, SMALL DOG BARKING INSIDE OF UNIT. NO RESPONSE TO KNOCKING ON SECURITY GATE NOR DOORBELL.

JC-12-23-24 Spoke to the owner and extended the 1/6 inspection to 1/30 (the tenant had a death in the family and does not want anyone in her home) he will f/u as he may need more time. Owner advised he also told the tenant about the tub resurfacing but she is declining to have that work done, because of the strong chemical smell and her elderly mom. Advised I would check what options they have regarding that.
2.3 Kitchen/Electrical Hazards
install Gfi outlet left and right side of sink
3.12 Bathroom/Tub or Shower
tub peeling, resurface tub
4.10 Other Rooms/Smoke Detectors
not working as designed, repair/replace

7.4 Heating and Plumbing/Water Heater
discharge line must run outside, safety hazard

3/31/2025
Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown vegetation

1.1 Living Room/Living Room Present
3/27/25 No access . tennant claims to not be aware of inspection.

2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, repair or replace

2.11 Kitchen/Refrigerator
Refrigerator leaking water on floor, repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet has open grounds, repair

4.7 Other Rooms/Wall Condition
Severe black discoloration on walls, walls to be treated and repaired

8.1 General Health and Safety/Access to Unit
Repair trim around rear sliding patio door, previous work not completed

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear patio light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:03am, upper right unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace

1.1 Living Room/Living Room Present
5/19/25 property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5/20/25 tenant submitted signed REFUSAL FORM.

1.1 Living Room/Living Room Present
This property is a church, exempt from RRIP

1.1 Living Room/Living Room Present
JC-5-20-25 Spoke to the owner and r/s the 5/22 inspection to 6/17 - repairs have not been completed. The tenant has been in and out of the hospital.

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room

1.5 Living Room/Window Condition
Window screens missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace

3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Window screens missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props

1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.

3.12 Bathroom/Tub or Shower
Clean discoloration in bathroom upstairs

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.

5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space

4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 6868 PLEASE CALL 510-932-0668 IF NEEDED
JC-3-21-25 Waived the $87 inspection fee - owner called in on 2/6 and requested a r/s that never happened.
2/21/25 Tenant No Show 12:07 PM, No response from ring camera or knocking on door

1/9/25 no access, gated community
10/24/24 no access, gated community
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath thermostat
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink in right bedroom
1- Left side has defective stop, replace or repair
2- Right sink makes loud noise when hot water is cut on, repair
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
1/16/25 no show 1:41 pm cream house, dog barking in window, porshe suv in driveway
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and wall right of stove
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet doors that have peeling paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub
4.4 Other Rooms/Security
Remove keyed entry lock,
4.3 Other Rooms/Elecrtical Hazards
Outlet o right wall missing cover plate, install
5.3 Secondary Rooms/Electrical Hazards
Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate
8.1 General Health and Safety/Access to Unit
No show - 02/25/2025 11:15
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence severely leaning, repair

Cut down tall grass/weeds in yard
8.4 General Health and Safety/Garbage and Debris
Tenant to clean excessive dog feces in yard
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
2.5 Kitchen/Window Condition
window screen torn, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls behind toilet
4.5 Other Rooms/Window Condition
Tenat to clean discoloration in window and window seal
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Window screen torn, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
2.10 Kitchen/Stove or Range with Oven
Rear right burner not self lighting, repair (Pass 3/31/2025)

Install range hood vent screen, missing
3.12 Bathroom/Tub or Shower
Recaulk exterior of tub in front right bedroom
3.3 Bathroom/Electrical Hazards
Install GFI outlets above sinks in bathrooms 2 & 3
4.5 Other Rooms/Window Condition
BEDROOM #3
Window screens missing in bedroom #3, install.

BEDROOM #2
Right window doesnt stay open without prop, repair
Repair or replace damaged window screen on left window
4.7 Other Rooms/Wall Condition
Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage
5.3 Secondary Rooms/Electrical Hazards
Garage light switch damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat also has no display. Repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Hall light inoperable, repair
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator
1.1 Living Room/Living Room Present
PRE-CALL 707-481-0544
JC-3-26-25 The property is vacant at the moment, but will remain a rental property
Tenant no show 2/24/2025, unit is vacant per neighbor
3/27/25 no power or gas unable to inpsect unit.
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 light brown brown trim. tenant was not aware of inspection.
8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:40am, Picture attached to email with daily inspector schedule
2.12 Kitchen/Sink
Hole around pipe under sink.
1.1 Living Room/Living Room Present
Tenant No Show 3/31/2025 10:10AM, PICTURE ATTACHED TO DAILY INSPECTOR SCHEDULE
2.10 Kitchen/Stove or Range with Oven
Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)

Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet by light switch has no power, repair
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
3.7 Bathroom/Wall Condition
Clean heavy yellow discolration from walls BATHROOM #2 (TENANT RESPONSIBILITY)

Repair soft spot on wall above toilet in front bathroom
4.3 Other Rooms/Elecrtical Hazards
Outlet in left bedroom underneath window has no power, repair
8.1 General Health and Safety/Access to Unit
No show 01/14/2025 beige white trim
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
8.1 General Health and Safety/Access to Unit
Exterior patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
1.3 Living Room/Electrical Hazards
Outlet on back side of kitchen counter has cracked receptacle, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle leading to bathroom
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
3O MIN PRE-CALL 510-414-6973
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 415-827-1078 MULTIPLE PROPERTIES ON THE SAME DAY (CALL THIS NUMBER FIRST)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
4/3/25 no show at 1024am> Brown house green trim.
1.1 Living Room/Living Room Present
40 MIN PRE-CALL 510-701-2782 TO OWNER
1.5 Living Room/Window Condition
Left screen missing. Install.
3.5 Bathroom/Window Condition
screen missing. Install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable. Repair/ replace.
8.7 General Health and Safety/Other Interior Hazards
missing common area c/o detector. replace.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1662 SAN BENITO RICHMOND (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 Spoke to the owner and confirmed the address is wrong. Added the notation and sent him a revised invoice as requested. R/S from 7/1 to 7/17 (owner will be out of town). This unit is currently vacant.
1.1 Living Room/Living Room Present

JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
CH-7-17-25 pre call owner 925-872-1831 CORRECT ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE)
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
1.5 Living Room/Window Condition
Install window screens
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen

8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents and I will mail new notices
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JC-5-22-25 Spoke to the owner who advised she is not available 6/20. R/S to 7/23 - she will notify the residents, and I will mail new notices
1.1 Living Room/Living Room Present
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
4.4 Other Rooms/Security
Remove keyed entry lock from closet door

remove sliding lock from front door

remove keyed entry lock on door leading to laundry nook
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Pre-call owner is a MUST 415-522-1777

Tenant no show 4/18/2025 1:00PM, OWNER CALLED OUTSOURCE AFTER AND REQUESTED PRE-CALL WHICH WAS TOO LATE FOR TODAYS INSPECTION

2.3 Kitchen/Electrical Hazards
outlet cover missing replace.

4.10 Other Rooms/Smoke Detectors
detector missing. replace

1.1 Living Room/Living Room Present
CORRECT ADDRESS PER MANAGER: 1347 FRED JACKSON WAY (PLEASE ADD NOTE TO ROUTE). They will send an email regarding this - JC 3/18/25

8.7 General Health and Safety/Other Interior Hazards
replace common area hallway batteries

2.12 Kitchen/Sink
water damage under sink. repair.

2.6 Kitchen/Ceiling Condition
water damage upper right corner. repair.

8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. reapair.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

8.1 General Health and Safety/Access to Unit
porch light inoperable. repair

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing

2.13 Kitchen/Space for Storage, Prep and Serving
cupboard missing doors above sink. replace.

4.10 Other Rooms/Smoke Detectors
smoke detector missing . reolace.

5.3 Secondary Rooms/Electrical Hazards
light swicth cover cracked at garage entry way. replace.
2.light switch cover missing on left side of garage.

6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.

8.1 General Health and Safety/Access to Unit
handrail missing on hallway stars. install

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity detaching from wall. repair.

3.3 Bathroom/Electrical Hazards
no power in any outlets. repair.

4.3 Other Rooms/Elecrtical Hazards
light fixture cover missing. replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair /replace.

8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable. repair .

8.1 General Health and Safety/Access to Unit
all unit window scrren missing screens. replace

3.8 Bathroom/Floor Condition
next to toilet cracked. repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inoperable.repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
base of toilet losse. repair.
3.12 Bathroom/Tub or Shower
recaulk tub.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor, toilet currently sways from left to right. repair
4.4 Other Rooms/Security
Remove keyed entry lock from right center bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Install CO2 detector level 1
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 10:15am, tenant home and not aware of scheduled inspection. Brown house with white trim.

5/23/2025 Tenant no show 11:59am
1.1 Living Room/Living Room Present
10/22/24 no access, locks changed, management present
1.4 Living Room/Security
Front screen door doesnt open properly, Repair/ replace.
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:15
3.12 Bathroom/Tub or Shower
caulk around tub
5.3 Secondary Rooms/Electrical Hazards
outlet has open electrical above washing machine
8.1 General Health and Safety/Access to Unit
No show 01/07/2025 11:20 Green white trim
1.1 Living Room/Living Room Present
Tenant no show 5/23/2025 12:41PM
3.12 Bathroom/Tub or Shower
recalk tub
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 11:45 green white trim
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front porch.
2.10 Kitchen/Stove or Range with Oven
all burners must self-ignite
2.11 Kitchen/Refrigerator
inside light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace
3.12 Bathroom/Tub or Shower
tub peeling and cracked, repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in siding beneath kitchen exterior window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant refused services, unit needs to be treated as of 5/23/2025

2.5 Kitchen/Window Condition
screen tattered, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

5.3 Secondary Rooms/Electrical Hazards
Repair or remove outlet left of laundry appliances in garage

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector located in kitchen is inoperable, repair or remove as other common area smoke detectors are present

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt and remove keyed entry deadbolt lock on interior side of rear door

2.10 Kitchen/Stove or Range with Oven
Gas burners inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and will not reset. Repair/replace

3.13 Bathroom/Ventilation
Clean vent fan

1.1 Living Room/Living Room Present
JC-5-27-25 Spoke to the tenant and r/s the 5/29 to 6/16 she will let the manager know. Tenant advised she was just informed of the date by the manager. ADVISED LAST R/S.

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.

1.4 Living Room/Security
doorbell inoperable. replace.

1.5 Living Room/Window Condition
screen damaged replace.

2.5 Kitchen/Window Condition
missing screen. install

1.1 Living Room/Living Room Present
JC-5-27-25 Rcvd email from owner stating the tenant is not available 5/28 - r/s inspection to 6/16
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)

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1.1 Living Room/Living Room Present
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.5 Kitchen/Window Condition
Window lock missing, install
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
8.1 General Health and Safety/Access to Unit
NO Show- 5/20 Tan apt building.
8.8 General Health and Safety/Elevators
Elevator permit expired 10/27/2023. Place new operating permit in elevator

5/15/25 received notice from the state that the expired permit will be valid until an inspector can go to the property.
1.1 Living Room/Living Room Present
There is no 316 unit #1, correct address may be 312 Marine St.

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO SHOW- tenant was not aware of inspection 12:14 5/20
1.1 Living Room/Living Room Present
There is no 316 #2, correct address may be 314 Marine St

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:23 5/20 cream green trim
1.1 Living Room/Living Room Present
Tenat no show 4/4/2025 11:00am. Can hear dog barking inside of unit, lower unit in complex. Picture taken and attached to email with daily inspection list

Listed owner is deceased, no new owner contact information
8.1 General Health and Safety/Access to Unit
NO Show- 12:20 5/20 cream green trim
1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
3.1 Bathroom/Bathroom Present
install gfis next to sink.
3.3 Bathroom/Electrical Hazards
install gfis next to sink.
2.13 Kitchen/Space for Storage, Prep and Serving
door to closet missing knob . replace.
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.
2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
3.8 Bathroom/Floor Condition
floor sinking down, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
install handrail for front porch
8.1 General Health and Safety/Access to Unit
No Show 01/07/2025 12:10

No show/refused at door 05/27/2025 2:20pm
tenant was not aware of inspection and did not speak english there was no one to translate.
1.1 Living Room/Living Room Present
JC-1-21-25 PLEASE PRE-CALL THE OWNER AT 510-703-1138 UPON ARRIVAL FOR ACCESS IF NEEDED -
Owner called and advised he was there all day on the 17th. Advised of the no entry notes below.
JC-4-17-25 Called the owner and left a detailed msg stating the 4/1 route was not completed by the inspector.
Advised of new date 5/27 and mailed a scheduled letter.
Tenant no show 1/17/2025 3:17Pm, ring camera present, cream house with brown trim on the corner of McLaughlin
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove appliances from exterior of patio, refrigerator is blocking fire exit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
3.5 Bathroom/Window Condition
remove black discoloration and replace screen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
2.5 Kitchen/Window Condition
remove black discoloration
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.12 Kitchen/Sink
low water pressure.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
8.1 General Health and Safety/Access to Unit
no show 05/27/2025 1:00pm
two barking guard dogs behind locked fence/gate. could not access the property.
4.5 Other Rooms/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
2.5 Kitchen/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.4 Living Room/Security
torn security screen door repair or replace.
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
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6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
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CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
No-show took picture sent email
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove key door, lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
No show - 04/22/2025 11:24
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email
1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
COMPLAINT CONCERNS: TENANT REPORTING UNIT IS UNINHABITABLE
JC-3-5-25 Spoke to the tenant and scheduled 3/13am

Tenant no show 4/25/2025 10:54am, picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owner and r/s the 7/7 inspection to 7/21 (she will be out of town). Advised her to notify the residents
1.1 Living Room/Living Room Present
JC-3-19-25 Waived $174 r/i fees. Owner is questioning the fail items as she advised some repairs were done, but others are not clear. Advised I would reach out to the inspector and get back to her. JC-10-16-24 Owner email bettyhunter1@aol.com

Tenant npc show 4/25/2025 11:05am, Picture taken of unit with delivery package that was just delivered to unit. No response to knocking on door numerous times
1.7 Living Room/Wall Condition
repair damaged wall next to windows
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulk around sink
3.12 Bathroom/Tub or Shower
1. caulk around tub

2. resurface upstairs bathroom, tub rusting
3.5 Bathroom/Window Condition
1. install missing screen upstairs bathroom

2, repair deteriorating upstairs bathroom window sill
3.7 Bathroom/Wall Condition
repair hole in wall next to toilet and tub
3.8 Bathroom/Floor Condition
tile loose upstairs bathroom, repair
4.10 Other Rooms/Smoke Detectors
install working smoke detectors in all bedroom x4 Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
repair cracking on wall

4.3 Other Rooms/Elecrtical Hazards
bedroom light fixture inoperable,repair

4.4 Other Rooms/Security
door pulling off hinges, will not open and close as designed

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house

6.4 Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. replace tattered upstairs hallway screen
2. hallway downstairs light inoperable

1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

2.12 Kitchen/Sink
Garbage disposal not working - repair/replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace

1.1 Living Room/Living Room Present
CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.1 Living Room/Living Room Present
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace

1.1 Living Room/Living Room Present
05/07/25- Owner requested a 30 min pre-call for any future inspections at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet inoperable. replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopper broken in sink. replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.

8.7 General Health and Safety/Other Interior Hazards
Evidence of a mold/mildew like substance in bedroom, dining room. strong smell

1.1 Living Room/Living Room Present
JC-5-29-25 Spoke to the owners son George (POA). Rescheduled the 6/11 inspection to 7/21 - they need more time to address the heater it is very old. He is also requesting clarification for the glass sliding soor deadbolt fail. Advised I would contact the inspector and f/u at 510-374-9774

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.

8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.

8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim

8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing

4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
1.1 Living Room/Living Room Present
No-show sent email
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
1.4 Living Room/Security
Remove egress, blocking living room window
1.1 Living Room/Living Room Present
No-show Sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector
3.5 Bathroom/Window Condition
torn screen. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector.
8.7 General Health and Safety/Other Interior Hazards
no smoke detector on 1st floor.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
1.1 Living Room/Living Room Present
CH-5-23-25 spk w owner r/s from 6-18-25 to 5-29-25 said repairs done and will be out of town Pre call 30 min prior 415-412-5897
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, no power. repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
5/29/25 inspection cancelled, tenant refusal form received
1.1 Living Room/Living Room Present
per the city, this is a senior care facility and should be exempt
1.1 Living Room/Living Room Present
5/30/25 this unit is a Section 8 unit

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.6 Living Room/Ceiling Condition
Repair peeling paint throughout ceiling

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can retain oil and become fire hazard

3.12 Bathroom/Tub or Shower
Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking

3.6 Bathroom/Ceiling Condition
Treat bathroom ceiling as it has excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls as there is excessive discoloration

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked/damaged receptacle on right wall

4.5 Other Rooms/Window Condition
Tenant to clean discoloration on bedroom window

5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean excessive discoloration on floor in laundry nook behind kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Extremely low hot water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Remove latch style lock from rear door

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, christmas trees and glass from rear of shared exterior common area

8.6 General Health and Safety/Interior Stairs and Common Halls
Front entry light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong receptacles

4.4 Other Rooms/Security
Remove keyed entry lock and latch style lock on door
7.5 Heating and Plumbing/Water Supply
Low water pressure in tub, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.
8.6 General Health and Safety/Interior Stairs and Common Halls
rear hall closet door missing knob, install
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door

4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
3.5 Bathroom/Window Condition
Window lock inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.4 Bathroom/Security
Install door
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install window screens
3.5 Bathroom/Window Condition
Install window screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.13 Bathroom/Ventilation
Tenant to clean vent fan in bathroom located in right bedroom
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
8.1 General Health and Safety/Access to Unit
no show- barking dog in unit could not enter
3.7 Bathroom/Wall Condition
remove black discoloration
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant stated he was not aware of his inspection.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter unit.
8.1 General Health and Safety/Access to Unit
no show - dog in unit could not enter
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.4 Bathroom/Security
cracked and broken door.repair or replace
2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, unable to enter unit with property management ue to loose dogs inside of unit 9:56am
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587
1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair
2.12 Kitchen/Sink
Repair rust in sink around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace
3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair
3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the tenant and r/s the 7/14 inspection to 7/2 - she will be out of town

1.1 Living Room/Living Room Present
06/04/25- Spoke to owner, stated he is going through the eviction process with the tenant and would like to re-schedule the insp on 06/11. Re-scheduled to 07/09 between 1pm-4pm. O agreed and will c/b before the date if tenant is out and insp is no longer needed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Window hard to open, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.4 Bathroom/Security
Remove keyed entry lock from door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Microwave/ range hood inoperable. Repair, replace or remove.

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON WALLS AND RANGE HOOD
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinets have discoloration that needs to be addressed, repair

2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on walls above sink in basement bathroom
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and side, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat damaged, heater inoperable. Repair
1.1 Living Room/Living Room Present
JC-5-6-25 The owner is going to check the tenant fails today but advised she has been trying to get the tenant to do better for 3 years and no progress has been made.
1.5 Living Room/Window Condition
Tenant to clean discoloration and cobwebs from windows
1.7 Living Room/Wall Condition
Tenant to clean discoloration/dirt off walls
2.11 Kitchen/Refrigerator
Tenant to clean refrigerator and door sills. Tenant to also remove old food and splatter in refrigerator
2.5 Kitchen/Window Condition
Tenant to clean discoloration from kitchen window
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean discoloration inside and outside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean excessive discoloring on bathroom floor
4.4 Other Rooms/Security
Remove keyed deadbolt from door and install regular turn style knob without key lock
4.5 Other Rooms/Window Condition
Tenant to clean discoloration and cobwebs from window
5.4 Secondary Rooms/Other Potential Hazardous Features
Owner to address peeling paint on ceiling in front sun room
8.1 General Health and Safety/Access to Unit
02/11/20252:30 no show green white trim rear unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity drawers off track, repair
4.4 Other Rooms/Security
Remove keyed entry lock from left bedroom door
8.1 General Health and Safety/Access to Unit
02/11/2025 no show tan house front unit
8.4 General Health and Safety/Garbage and Debris
Remove old applainces from yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling

4.7	Other Rooms/Wall Condition
	Heavy yellow discoloration on walls, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Clean discoloration in toilet
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Smoke detector above door inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Secure smoke detector and carbon monoxide detectors to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
1.1	Living Room/Living Room Present
	Tenant no show 6/4/2025 , property manager does not have key for unit. PICTURE TAKEN
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.6	Living Room/Ceiling Condition
	Peeling paint on ceiling, repair
2.11	Kitchen/Refrigerator
	Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed deadbolt lock from interior closet door
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit
3.7	Bathroom/Wall Condition
	Repair large cracks on bathroom wall going across window frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub enclosure, current caulking damaged due to water damage
7.2	Heating and Plumbing/Safety of Heating Equipment
	Tenant to move items directly in front of heater
1.3	Living Room/Electrical Hazards
	Outlets have open grounds, repair
1.5	Living Room/Window Condition
	Tenant to clear items in room to allow access to window
1.5	Living Room/Window Condition
	Clean black discoloration on windows and window seals
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Install permanent mounted heat source in unit, no heater present
8.7	General Health and Safety/Other Interior Hazards
	Remove old inoperable smoke detector/bases from ceiling
8.7	General Health and Safety/Other Interior Hazards
	Remove old smoke detector bases from above front door
1.3	Living Room/Electrical Hazards
	Outlet behind door has hot/nuetral reverse, repair
1.5	Living Room/Window Condition
	Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
1.3	Living Room/Electrical Hazards
	Outlet behind entry door has hot/nuetral reverse, repair
	Outlet underneath TV has open grounds, repair
2.10	Kitchen/Stove or Range with Oven
	Right burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Evidence of roach infestation in unit, treat unit for infestation
1.5	Living Room/Window Condition
	Clean black discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.1 Living Room/Living Room Present
Tenant no show, unable to enter unit with property management as lock to door has been changed, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair
1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s the 6/16 inspection to 7/23 to be on the same day as his other rental - also this tenant was involved in a bad accident
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the owner and r/s from 7/9 to 7/23 owner advised he is going to need more time to address the heater fail as he has not been able to get in contact with the tenant to schedule a service after 10 attempts.
2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
4.4 Other Rooms/Security
Remove key door lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s.
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the tenant and r/s the 6/10 inspection to 6/13. She is off on Fridays

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

3.1 Bathroom/Bathroom Present
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.

1.1 Living Room/Living Room Present
THERE IS NO UNIT 339, NON EXISTENT ADDRESS

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler

8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
2.5 Kitchen/Window Condition
broken blinds. replace
1.5 Living Room/Window Condition
blinds hard to open and close. repair or replace.
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- minor at home alone. 06/05/2025
1.1 Living Room/Living Room Present
JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.
1.1 Living Room/Living Room Present
House is occupied by owners daughters
1.1 Living Room/Living Room Present
JC-6-6-25 Spoke to the owner and r/s the 6/16 inspection to 6/26 her repair person needs more time
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
unit is occupied by the owners daughter
1.1 Living Room/Living Room Present
property sold
1.1 Living Room/Living Room Present
Owner submitted proof property is owner occupied
1.1 Living Room/Living Room Present
6/6/25 received signed Tenant refusal of inspection form
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
3.12 Bathroom/Tub or Shower
Shower head leaking in right bathroom, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom
7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing

2.13	Kitchen/Space for Storage, Prep and Serving
	Cabinet door damaged – repair/replace
2.12	Kitchen/Sink
	Dishwasher not working properly – repair/replace
1.8	Living Room/Floor Condition
	Car tire unit very badly worn – repair/replace
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke and CO detector missing not working properly – repair/replace
3.3	Bathroom/Electrical Hazards
	Bathroom GFCI outlet – Missing/not working properly – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Master bedroom bathroom sink not working/draining properly just repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway vent damage/repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Water heater not accessible, clear egress, blocking access water heater door
4.10	Other Rooms/Smoke Detectors
	Bedroom smoke detector missing/not working properly – repair/replace
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling
	Living room vent cover damaged – repair/replace
4.4	Other Rooms/Security
	Remove Key lock from bedroom door
	Door damaged – repair/replace
3.12	Bathroom/Tub or Shower
	Master bedroom shower head leaking – repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater not working properly – repair/replace
3.6	Bathroom/Ceiling Condition
	Bathroom has large amount of discoloration throughout the entire bathroom – remove/Repair
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke detector missing
8.7	General Health and Safety/Other Interior Hazards
	Living room smoke CO detective missing
8.7	General Health and Safety/Other Interior Hazards
	Smoke detectors missing/not working properly throughout entire unit- repair/replace
	Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bathroom toilet base loose- repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	Unable to access water heater door clear egress from blocking door
2.7	Kitchen/Wall Condition
	Hole in wall - repair/repaint
3.4	Bathroom/Security
	Bathroom door damaged - repair/replace
4.4	Other Rooms/Security
	Bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Vanity mirror damaged/broken - safety hazard- repair/replace
3.13	Bathroom/Ventilation
	Vent very dusty - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	Hallway closet door damaged-repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet drawer is missing - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unite very badly worn- repair/replace
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/co detector missing - repair/replace
3.3	Bathroom/Electrical Hazards
	bathroom GFCI outlet missing/not working properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink not not working/draining properly - Repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
no access tenant stated they were sick
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
3.1 Bathroom/Bathroom Present
master bedroom shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.6 Bathroom/Ceiling Condition
very large amounts of discoloration throughout entire bathroom - remove/repair
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.1 Kitchen/Kitchen Area Present
dishwasher door not closing - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet not working /resetting properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
1.1 Living Room/Living Room Present
no access tenant stated they were sick
2.10 Kitchen/Stove or Range with Oven
right rear burner not self igniting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke not properly secured - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat not working properly
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven unit not working properly - fan/light - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule inspection thats on 07/24 due to not being available.
Re-scheduled to 07/31. M.T
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to tenant who is going to be out of town. Re-scheduled from 07/09 to 07/03 between 1pm-4pm.
T agreed. M.T
1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace
2.12 Kitchen/Sink
water leak underneath sink. repair
7.4 Heating and Plumbing/Water Heater
remove clutter from water heart closet.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.4 Living Room/Security
damage Door frame repair or replace.
2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace
4.5 Other Rooms/Window Condition
damage screens on window. replace.
1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
1.1 Living Room/Living Room Present
06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices.
Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T
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06/09/25- Spoke to O, he requested to re-schedule the inspection on 06/19 due to not receiving the notices. Re-scheduled for 07/02 between 1pm-4pm. Owner agreed. M.T

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS

2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal

3.3 Bathroom/Electrical Hazards
Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.1 Kitchen/Kitchen Area Present
Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace

8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

2.12 Kitchen/Sink
unclogged sink.

7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.4 Living Room/Security
broken door handle. repair or replace.
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
owner provided proof unit is Section 8
1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:00pm. Front right unit, light brown complex with brown shingles

6/4/2025 Tenant no show 9:30am, picture taken

6/10/25 unit occupied by owners son
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM 2 IN RIGHT BEDROOM, TENANT MUST PROVIDE ACCESS TO BATHROOM
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.7 Bathroom/Wall Condition
Clean discoloration on walls
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is clogged.
7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.5 Other Rooms/Window Condition
Window screen missing, install
8.7 General Health and Safety/Other Interior Hazards
Common area combination smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide removed, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable

tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.
3.12 Bathroom/Tub or Shower
Rust in tub, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.5 Bathroom/Window Condition
Window screen missing, install
3.6 Bathroom/Ceiling Condition
Clean discoloration
3.7 Bathroom/Wall Condition
Clean discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable in front bedroom, replace
4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 2 & 3
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3603 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weather proof cover, install

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

2.10 Kitchen/Stove or Range with Oven
rear back burners not will not ignite. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Recaulk countertop behind sink

2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.
1.5 Living Room/Window Condition
Clean discoloration in all living room windows
8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-6-12-25 Tenant emailed and requested to be moved back to 7/17
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison
1.1 Living Room/Living Room Present
JC-6-12-25 Spoke to the tenant and r/s the 6/18 inspection to 6/27. They are waiting on a part. The owner is out of the country per the tenant.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2

3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230 or 510-691-9205
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-12-25 FINAL R/S - Spoke to the owner who requested a r/s from 6/16 (the contractor has still not made the repairs) advised final r/s to 6/27
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
REFUSAL OF ENTRY PER PROPERTY MANAGER, UNABLE TO ENTER UNIT AS TENAT HAS DENIED INSPECTION AND SENT A LETTER TO THE CITY OF RICHMOND 6/12/2025

completed refusal of inspection form received AFTER inspection attempt.
2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.
1.1 Living Room/Living Room Present
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.4 Bathroom/Security
Right bathroom, tenant to move furniture in bathroom that is preventing door from opening as designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)
2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace
3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
1.8 Living Room/Floor Condition
water damage due to underground water leak
4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 30 min prior 510-935-0686
1.1 Living Room/Living Room Present
EXEMPT - unit occupied by owners son
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:00pm, light brown house brown trim. Tenant home but wouldnt allow inspection as owner didnt inform them of inspection.

Property is Section 8.
1.1 Living Room/Living Room Present
Section 8
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Section 8
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Section 8
1.1 Living Room/Living Room Present
Section 8

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection -
clear/remove/clear egress throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show
8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Slow drain, repair
(RIGHT BATHROOM)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
1.1 Living Room/Living Room Present
06/16/25- Tenant called in stating she is going out of town for the week of 06/23-06/27 and would like to re-schedule her inspection on 06/23. I offered 06/20 and she declined stating she would not be available. I then offered 07/14 1pm-4pm and she agreed. M.T
1.1 Living Room/Living Room Present
06/16/25- Spoke to owner, re-scheduled inspection from 11am-2pm time frame to 1pm-4pm time frame on the same day, 07/17. PLEASE MAKE THIS UNIT LAST ON YOUR ROUTE IF POSSIBLE. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-6173 TO OWNER
Correct address is 64 Scenic Ave
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Repair lock on rear door, lock mechanism is loose
1.1 Living Room/Living Room Present
Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
1.1 Living Room/Living Room Present
INSPECTOR MUST WEAR MASK, GLOVES AND SHOE BOOTIES TO BE GRANTED ACCESS TO UNIT.

JC-1-14-25 Please call the tenant Janice at 510-206-6713 for access if needed
12/5/2024 OWNER REQUEST TO RESCHEDULE. MOVED FROM 12/10/2024 TO 1/17/2025 1PM-4PM. SENT EMAIL TO OWNER. ALISON

1/17/2025 Inspector did not complete inspection as tenant was irate that she sent a list over for a reasonable accommodation that was not stated in notes. Tenant wanted shoes and socks removed and replaced with clothing she was going to provide. Inspector explained that shoe covers was the extent that could be done for inspection. Tenant states she sent over a list of things she would require for entry.

3/31/2015 Tenat no show, spoke with tenant over the phone and she explained she was not notified of inspection and was having medical proceedure done today.
3.3 Bathroom/Electrical Hazards
Bathroom GFI has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window off track, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
3.12 Bathroom/Tub or Shower
Tenant to clear personal items being stored in tub for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink in 1/2 bathroom
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
30 MINUTE PRE-Call 510-289-1628 AND RING DOORBELL -JC 1/13/25
1/9/25 no show 10:34 am black nissan altima in driveway. pic
1.4 Living Room/Security
weatherize door, gaps allowing cold air inside

2.10 Kitchen/Stove or Range with Oven
1. all burners must self-ignite
2. venthood light inoperable

2.12 Kitchen/Sink
dishwasher inoperable, repair/replace

2/21/25 Dishwasher removed and sealed off

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet will not flush and fill as designed, repair/replace

3.3 Bathroom/Electrical Hazards
light fixture excessive rusting, replace

3.6 Bathroom/Ceiling Condition
remove black discoloration

3.7 Bathroom/Wall Condition
remove black discoloration

4.3 Other Rooms/Elecrtical Hazards
replace burned outlet in bottom bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. (bottom bedroom)

4.8 Other Rooms/Floor Condition
tile loose/broken, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. rear side staircase loose, repair
2. install handrail

8.4 General Health and Safety/Garbage and Debris
remove non used items and other debris from front side of house

8.7 General Health and Safety/Other Interior Hazards
install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.

1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Rust in tub, repair

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.8 Bathroom/Floor Condition
Baseboard trim missing, replace/install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace

7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS

8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
1.1 Living Room/Living Room Present
JC-6-18-25 Owner son emailed again requesting a r/s. R/S from 9/10 to 10/20. Request from city to r/s. Mailed notices.
1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
2.3 Kitchen/Electrical Hazards
light switch cover damaged next to sink. replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage bedroom. install.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in every bedroom.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.3 Living Room/Electrical Hazards
poech light cover missing. Replace.
2.10 Kitchen/Stove or Range with Oven
oven inoperable. Replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.5 Living Room/Window Condition
outer wood trim damaged . repair.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.

1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
3.13 Bathroom/Ventilation
Replace rusted ventilation screens ceiling
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet door
8.7 General Health and Safety/Other Interior Hazards
Common area some detector above garage entry is inoperable, repair or replace

Carbon monoxide detector inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall damaged, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, only fire exit in room
4.7 Other Rooms/Wall Condition
Closet doors off track, repair or remove
7.4 Heating and Plumbing/Water Heater
No access to water heater due to excessive clutter in garage, tenant to clear items to allow access
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
rear exterior outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
PRE-CALL 415-522-1777 - JC 4/18 (Owner called in during the inspection window to provide this) advised I would notate it but cannot guarantee a call since he called the day of.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle underneath right window
2.5 Kitchen/Window Condition
Kitchen widow lock mechanism missing, install

window screen missing, replace

3.5 Bathroom/Window Condition
Rear bathroom screen missing, install
4.4 Other Rooms/Security
Door missing striker plate, instal

Remove keyed entry lock from door
4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling above window
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage removed, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure paint supplies located in yard in locked container
2.10 Kitchen/Stove or Range with Oven
Entire range hood assembly inoperable, repair. Light and fan inoperable, screen missing. Replace
2.3 Kitchen/Electrical Hazards
Kitchen light switch damaged, replace
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on walls surrounding stove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeded 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Repair or replace damaged crawl space screen located by front stairs
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.2 General Health and Safety/Exits
Clear items blocking back stairs on the exterior side, stairwell must remain clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable. repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
2.10 Kitchen/Stove or Range with Oven
Replace missing rear left burner knob
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust

3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear clothing items hanging in front of rear heater
8.2 General Health and Safety/Exits
Tenant to move excessive amount of items in hallway preventing clear path to rear door
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, declutter unit
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, she requested a HOUR PRE-CALL AT 415-722-7186. ALSO PLEASE GO AFTER 10AM IF POSSIBLE. OWNER IS COMING FROM SAN FRANCISCO. M.T
8.1 General Health and Safety/Access to Unit
No Show-05/27/2025 12:00pm
Light brown house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown vegetation. in back yard.
1.1 Living Room/Living Room Present
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken
1.1 Living Room/Living Room Present
06/20/25- Spoke to o, re-scheduled from 07/18 to 08/06 due to T and O not being available. PLEASE CALL O UPON ARRIVAL ON 08/06. 510-812-5043. M.T
1.1 Living Room/Living Room Present
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door

3.5 Bathroom/Window Condition
Window screen torn, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"

2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Closet door missing knobs and striker plates, install

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

1.1 Living Room/Living Room Present
10/21/24 no show 2:08pm dog barking in unit, top unit 4 plex
02/11/2025 No show - wrong address correct address 609 B

6/20/2025 Tenant no show 2:00pm, front door open with dog barking inside of unit. No response to knocking on security gate or verbal announcement into unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. heater inoperable

2. thermostat missing

1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.5 Kitchen/Window Condition
Dining room window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Left window screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair

3.5 Bathroom/Window Condition
Window wont stay open without prop, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace

8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

1.5 Living Room/Window Condition
Window screens torn, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install
3.5 Bathroom/Window Condition
Window lock inoperable, level 2. Repair or replace

Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Just a Test
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-6952
JC-6-23-25 Spoke to the owner and added the pre-call for 7/25
1.6 Living Room/Ceiling Condition
Clean and remove excessive discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen and clean excessive grease splatter on range hood
2.12 Kitchen/Sink
Recaulk countertop behind sink
2.6 Kitchen/Ceiling Condition
Clean and remove excessive discoloration on ceiling
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Tenant to clear excessive clutter behind door to allow it to open as designed
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.5 Other Rooms/Window Condition
Window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove
8.4 General Health and Safety/Garbage and Debris
Clean and remove excessive clutter in rear of unit
1.1 Living Room/Living Room Present
06/23/25- FOR 07/25 INSPECTION, THE ONLY FAIL IS AN EXTERNAL WINDOW SCREEN THAT IS NEEDED. THE WINDOW IS VISIBLE FROM THE STREET VIEW OF THE HOME. WINDOW IS RIGHT NEXT TO THE FRONT DOOR. THERE IS NO NEED TO ENTER THE UNIT. M.T

06/23/25- Owner calle din upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
4.5 Other Rooms/Window Condition
scnreen damaged . Replace.
1.1 Living Room/Living Room Present
06/23/25- Owner called in requesting to re-schedule inspection from 07/18 to 8/06 between 11am-2pm. IT IS A GATED PROPERTY, PLEASE CALL OWNER UPON ARRIVAL TO OPEN GATE, 510-812-5043. M.T
1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
PRE-CALL 510-439-7946
JC-6-23-25 Spoke to the owner and r/s the 6/24 inspection to 7/7. He will notify the residents.

1.1 Living Room/Living Room Present
JC-6-23-25 Tenant called in per the notes below. She requested an earlier date. Moved the inspection to 7/9.
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

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30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)

1.1 Living Room/Living Room Present
JC-6-23-25 Spoke to the mgr and r/s the 7/10 inspection to 7/28 - tenant cannot be there on the 10th and wants to be there.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Bathroom #2 GFI outlet has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Front right bedroom outlets have open grounds, repair

replace cracked receptacle located left of closet door

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.1 Living Room/Living Room Present
Tenant no show 1/17/2025 3:10pm, right side unit (pink duplex)

Tenant no show 5/12/2025, unit next door was completed and tenant states neither tenant was notified of todays inspection.

1.6 Living Room/Ceiling Condition
Repair cracks on ceiling

1.7 Living Room/Wall Condition
Repair cracks on living room walls

2.3 Kitchen/Electrical Hazards
Kitchen light fixture inoperable, repair

3.5 Bathroom/Window Condition
Repair rust on window and window seals

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock

1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
The tub, shower is clogged.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
Outlet has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window

1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit

8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Right light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 1:30pm, tenant home but not notified by owner of scheduled inspection. Peach colored home with white trim.

1.4 Living Room/Security
Remove latch style add on lock from front door

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area

4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner and rescheduled the 7/24 inspection to 8/6. The tenants are out of the country, and he wants to make a few repairs ahead of the inspection. He will notify the tenant of the date change.

1.1 Living Room/Living Room Present
6/23/25 unit is occupied by owners mother

1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace

2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace

2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace

3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace

3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace

4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace

1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint

2.12 Kitchen/Sink
Dishwasher not working properly repair/replace

2.7 Kitchen/Wall Condition
Wall damaged repair/repaint

3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace

3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
6/24/25 property is owner occupied
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover
1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-6-24-25 Granted a FINAL r/s from 6/27 to 7/9 for owner. The heater installation is not complete for one of the units.
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
1.1 Living Room/Living Room Present
property was sold and is now owner occupied.
1.1 Living Room/Living Room Present
6/24/25 PROPERTY HAS BEEN SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
No-show 12:07 AM tan house with green trim
No show sent email

6/24/25 INSPECTION CANCELLED, PROPERTY IS VACANT AND OWNER WILL BE SELLING IT ONCE REPAIRS ARE MADE.
1.1 Living Room/Living Room Present
6/24/25 property was sold and is now owner occupied
3.5 Bathroom/Window Condition
Window lock missing, install
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
1.5 Living Room/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
3.5 Bathroom/Window Condition
Lock missing, replace/install
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
3.5 Bathroom/Window Condition
Window lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
1.3 Living Room/Electrical Hazards
Outlet behind front door has open grounds, repair
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.3 Kitchen/Electrical Hazards
Outlet by stove has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
1.5 Living Room/Window Condition
Window screen torn, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub
3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.5 Bathroom/Window Condition
Window screen torn, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install
3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door
8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)
2.3 Kitchen/Electrical Hazards
1- Outlet above stove has open ground, repair

2- Install GFCI OUTLET ABOVE SINK
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle
8.1 General Health and Safety/Access to Unit
Patio door lock missing, install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard
8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.4 Living Room/Security
Front security gate damaged at bottom causing cutting hazard, repair
3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480

1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
JC-6-25-25 Spoke to the owner and moved the 7/29 inspection to 7/28 - Mondays are better for the tenant and owner
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard
2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio screen torn, repair
8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head in bathroom 2 leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet making loud grinding noise when flushed, repair

2.12 Kitchen/Sink
Faucet damaged/spraying water, repair.

Rubber splashguard damaged, replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair
8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door
1.5 Living Room/Window Condition
Clean discoloration on living room window and on window seal
4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet
3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners
2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
1- GFCI outlet inoperable, repair

2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors
4.3 Other Rooms/Elecrtical Hazards
Outlet by rear by door has hot/nuetral reverse. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stairs/handrail
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.3 Kitchen/Electrical Hazards
Kitchen GFI outlet has hot/nuetral reverse. repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
receptacle has open grounds, repair or convert to 2 prong
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
2.3 Kitchen/Electrical Hazards
Outlet has open grounds, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector in shared laundry room
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rusted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
fan is making loud noise repair or replace
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
no working CO detector in unit. install or replace.

1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.

6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.

2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.

4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks

6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.

8.4 General Health and Safety/Garbage and Debris
remove clutter from back yard.

7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.6 Living Room/Ceiling Condition
repair Cracking on ceiling.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL 510-872-5080 - OWNER HAS TWO UNITS -JC 4/23

1.4 Living Room/Security
Doorbell inoperable. Replace.

3.5 Bathroom/Window Condition
Screen missing. install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Bricks in front yard broken. remove.

1.6 Living Room/Ceiling Condition
Vent discolored. Repair.

2.12 Kitchen/Sink
Black discoloration around sink. Remove.

3.6 Bathroom/Ceiling Condition
Discoloration by shower. Remove

4.8 Other Rooms/Floor Condition
Raised area by bed. Repair.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in front yard.

1.1 Living Room/Living Room Present
4/24/25 no show. Tan house white trim.

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

5.2 Secondary Rooms/Security
Hole in basement door . replace.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke detector.

1.1 Living Room/Living Room Present
JC-4-15-25 Mgr called back ad advised the tenant can do the 24th after all

3.4 Bathroom/Security
door miising in rear bathroom . install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut overgrown grass in front yard.

2.12 Kitchen/Sink
Water damage under sink.Remove.
2.10 Kitchen/Stove or Range with Oven
Hood range light inoperable. Repair.
2.11 Kitchen/Refrigerator
Light inoperable . replace.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in to re-schedule inspection due to him being out of the country. Per Jennifer, we agreed and re-scheduled to 09/10 between 11am-2pm. O agreed. M.T
1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
JC-6-27-25 Spoke to the owner and r/s the 7/25 inspection to 8/25 - she is not getting her mail and needs more time. Owner is going to handle the fails, but she does not live in the area,
1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
06/27/25- Spoke to tenant, called in to re-schedule inspection on 07/03 due to going on vacation and not returning till early august. Re-scheduled to 08/11 between 11am-2pm. Tenant agreed. M.T
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 5/9/20205. Tenant home and not aware of inspection. Called owner to confirm in front of tenant, no response/answer. Tenant to confirm with owner and inspection will be rescheduled as tenant was not comfortable with a unknown person conducting a unknown inspection.

6/4/2025 9:40am, tenant no show. No response to knocking on door or ring camera. Picture taken.

6/26/2025 Tenant no show 11:06am, no response to knocking on door or ring camera, picture taken

1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
1.1 Living Room/Living Room Present
No-show sent email
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 1:24pm
blue house with white trim
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1
3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace
8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles
3.3 Bathroom/Electrical Hazards
Install GFI protected receptacle in hall bathroom level 2
3.13 Bathroom/Ventilation
Replace severely rusted vent
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
1.1 Living Room/Living Room Present
PLEASE CALL THE TENANT AT 510-730-6234
JC-5-27-25 Spoke to the tenant Marcus who called and advised he ran to move his car today because of street sweeping and missed the inspector. Advised he will rcv a notice in the mail and added his number above for a call upon arrival.
1.4 Living Room/Security
doorbell inoperable. replace.
1.5 Living Room/Window Condition
screen damaged replace.
2.5 Kitchen/Window Condition
missing screen. install
8.1 General Health and Safety/Access to Unit
No Show - 05/27/2025
light brown howse
2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

2.3 Kitchen/Electrical Hazards
install gfi next to sink.
3.3 Bathroom/Electrical Hazards
install gfi next ti sink.
5.2 Secondary Rooms/Security
door to closet missing knob. replace.
8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair level 2
3.3 Bathroom/Electrical Hazards
Instal GFI outlets above sink in 1/2 bath level 1 and hallway bathroom level 2
3.7 Bathroom/Wall Condition
Glass mirror above sink damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.4 Other Rooms/Security
NO ACCESS TO BEDROOM 2, DOOR LOCKED. TENANT TO MAKE ROOM ACCESSIBLE FOR INSPECTION
4.5 Other Rooms/Window Condition
Install window screen bedroom 3
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window
room located off kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair

Patio door screen missing, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector by kitchen inoperable, repair or replace
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1;00PM, PICTURE TAKEN

1.6 Living Room/Ceiling Condition
Brown discoloration on ceiling and walls.

4.6 Other Rooms/Celing Condition
brown discoloration on ceiling and walls. remove or repaint

8.7 General Health and Safety/Other Interior Hazards
brown discoloration on ceiling and walls in hallway. remove or repaint

1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN

8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. PM agreed. M.T

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 9am-12pm. Pm agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace
4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace
1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting - repair/replace
Hood range screen cover very badly worn - repair/replace

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door lock from right side bedroom door

1.1 Living Room/Living Room Present
06/30/25- Spoke to PM, she requested a re-schedule due to needing more time for repairs. They have 15 units scheduled with us and need more time for all of them. Re-scheduled to 08/11 between 11am-2pm. Pm agreed. M.T

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

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06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 6b units that were on for 07/07 due to tenants not being available and she is not as well. Re-scheduled to 08/11 between 1-4pm. O agreed and will notify tenants. Sent notice as well.

1.1 Living Room/Living Room Present
06/30/25- Owner called in to re-schedule inspection from 07/01 to 08/19 between 1-4pm due to not being available. PM agreed and will notify tenants. M.T

2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace

4.4 Other Rooms/Security
Remove egress From behind bedroom door door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.6 Living Room/Ceiling Condition
Ceiling damaged - repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule her 4 units that were on for 07/01 due to tenants not being available and she is not as well. Re-scheduled to 08/19 between 1-4pm. O agreed and will notify tenants. M.T

1.4 Living Room/Security
Front door door knob, damaged – repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure – repair/replace
2.12 Kitchen/Sink
Faucet handle loose – repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
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1.1 Living Room/Living Room Present
06/30/25- Spoke to tenant, she requested to re-schedule inspection to 08/11 between 1-4pm due to not being available bc of work. We re-scheduled and she agreed. M.T

1.1 Living Room/Living Room Present
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.5 Kitchen/Window Condition
Window lock inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door frame striker plate

5.2 Secondary Rooms/Security
Secure garage door handle

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway

4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction

3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with atwo prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.5 Bathroom/Window Condition
Window screen torn, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
1.6 Living Room/Ceiling Condition
Peeling paint, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in 1/2 bathroom in front of unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean excessive grease splatter on range hood

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.
05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

1.5 Living Room/Window Condition
Install quick release for security bars

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window bedroom #3

1.1 Living Room/Living Room Present
JC-7-1-25 The owner left a voicemail stating her vendor could not make repairs until 7/20 - r/s to 8/25. Left a detailed voicemail and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit

2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom – repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove egress blocking water heater
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1
1.1 Living Room/Living Room Present
JC-7-1-25 Spoke to the owner and r/s the inspections to 9/2 (the dates below were no longer available)
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
Front of property has large amount of overgrowth– Cut/remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Right window lock mechanism damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Cover plate on outlet under window damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Front left nook from entry

Window lock damaged, replace
4.4 Other Rooms/Security
Remove sliding latch lock from interior of bedroom door
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Front gutter at entry to unit missing portion of downspout, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
3.12 Bathroom/Tub or Shower
shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed deadbolt lock from interior on door leading to patio door

Remove keyed entry interior deadbolt on rear door leading to exterior

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on side of unit by side stairs
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
4.5 Other Rooms/Window Condition
Window pane damaged, replace missing/damaged glass
4.4 Other Rooms/Security
Remove deadbolt from secondary door
6.6 Building Exterior/Lead-Based Paint: Exterior Surfaces
Rear/right exterior siding is dry rotted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear exterior light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting/inoperable. Repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle above sink
4.5 Other Rooms/Window Condition
Patio screen severely torn, repair
4.4 Other Rooms/Security
Patio screen severely torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.2 General Health and Safety/Exits
Cut down brush at rear stairs that is preventing clear path exit to side gate.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed. Replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.
8.1 General Health and Safety/Access to Unit
broken fence gate leading to backyard repair or replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items blocking water heater
8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit level 2
1.1 Living Room/Living Room Present
Property has been vacant for a number of years with no intention of being rented.
1.1 Living Room/Living Room Present
proof of owner occupancy received
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
1.1 Living Room/Living Room Present
Tenant no show 7/1/2025 12:08pm, picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

1.1 Living Room/Living Room Present
JC-7-2-25 Spoke to the owner - the tenant is out of the country until 7/30 - r/s the inspection to 8/8.
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
7/8/25 tenant refusal of inspection form recevied

OWNER TO SEND TENANT REFUSAL FORM JC 7/2
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show, upstairs unit on right side of complex 1:20pm

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

4.4 Other Rooms/Security
Remove sliding chain lock mechanism from entry door

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Install smoke detector and carbon monoxide detector in shared common laundry area

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
tenant to clear excessive amount of personal items in hallway leading from front door to rear door.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
1.1 Living Room/Living Room Present
8/13/25 received signed tenant refusal of inspection form

30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
7/1/25 Received proof property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/2/25 THIS UNIT IS NOW OWNER OCCUPIED
2.10 Kitchen/Stove or Range with Oven
hood lamp inoperable. Repair.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair torn screen

window lock inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector inside of garage
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (2)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of home

Install carbon monoxide detector in unit, gas appliances present

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

5.3 Secondary Rooms/Electrical Hazards
Outlet underneath dining room window has open grounds, repair

2.3 Kitchen/Electrical Hazards
Installl GFI outlet above sink

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplatre on left wall

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door

1.3 Living Room/Electrical Hazards
Outlet across from front entry has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair

4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit

8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets

1.6 Living Room/Ceiling Condition
Repair LARGE CRACK ON LIVING ROOM CEILING

2.12 Kitchen/Sink
Clean discoloration in sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cold water inoperable at sink, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1
1.4 Living Room/Security
Install deadbolt lock on front entry door
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater
1.7 Living Room/Wall Condition
Clean discoloration on walls
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink
2.5 Kitchen/Window Condition
Window crank damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath
3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath
4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home
8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior handrail leading upstairs to unit is dry rotted, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in bedroom

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
1 - Replace range hood rusted/peeling paint.

2 - Burners not self lighting, repair

3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window lock inoperable, bedroom #3 bathroom

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Seal open hole on wall above stove, old vent
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install knobs on hall closet door
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
non working smoke detector replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
non working smoke detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and CO detector. replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors in bedrooms
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
2.8 Kitchen/Floor Condition
peeling flooring remove or replace.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887 (THE OWNER OWNS MULTIPLE PROPERTIES SCHEDULED ON THE SAME DAY)
7.4 Heating and Plumbing/Water Heater
reconnect pressure relief valve.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-599-8887
3-25-25 Spoke to the owner and rescheduled the 4/15 inspection to 4/29. He will be out of town, Advised him to alert the tenants
6.4 Building Exterior/Condition of Exterior Surfaces
Chipping and peeling paint on front of house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
7.4 Heating and Plumbing/Water Heater
water heater needs proper water heater straps.
reconnect pressure relief valve.
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrown trees and grass front and backyard. cut and remove.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
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JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.1 Living Room/Living Room Present
JC-7-3-25 Spoke to the owner who called and advised the tenant will be out f town until early August - r/s the inspection to 9/2. She also needs to still fix the stove when the tenant gets back but the other repairs are done

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.
2.4 Kitchen/Security
sliding glass door hard to open and close.
4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs
8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-333-9461
PLEASE GO AS EARLY AS POSSIBLE
1.1 Living Room/Living Room Present
07/3/25- Spoke to owner, he requested to re-schedule 125 12th st to an earlier date. Moved from 08/13 to 07/14 between 1pm-4pm. O agreed. His two other units are (127 & 129 12th st) are still on for 08/13. He is remodeling and planning on selling them. Advised him to provide a written statement stating such. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
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1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
4.4 Other Rooms/Security
First right side bedroom, egress, blocking door I'm open all the way – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector, missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
CO detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector missing in garage/bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector is not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Oh, detector not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
4.4 Other Rooms/Security
Remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly – repair/replace
First and second floor seal detector missing
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

4.4 Other Rooms/Security
Remove egress from blocking First right side bedroom door from opening all the way

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair

5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace
7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)
5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace

1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534

2.12 Kitchen/Sink
Dishwasher has rust/peeling paint. replace, repair or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.3 Bathroom/Electrical Hazards
Install GFI above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration in window

5.2 Secondary Rooms/Security
Remove chain lock from garage door on interior side of kitchen

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

8.2 General Health and Safety/Exits
Tenant to move furniture blocking access to window in right bedroom

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
7/21/25 received proof property is vacant

30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-526-5000

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

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30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

range hood light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2

1.3 Living Room/Electrical Hazards
Outlet underneath window missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23

4.4 Other Rooms/Security
Remove keyed entry lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.

1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966. Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.

1.1 Living Room/Living Room Present
PRIOR OWNER SOLD THE PROPERTY TO THE TENANT WHO IS NOW OWNER OCCUPIED

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner who requested to re-schedule inspection from 07/21 to 07/18 due to tenants schedule. O agreed and will notify tenants as well of change. M.T

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner and rescheduled the 7/25 inspection to 9/2 - owner will need more time to make repairs. Owner was asking if we had a list of vendors/contractors. Advised no.

2.12 Kitchen/Sink
low water pressure.

2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.

2.5 Kitchen/Window Condition
remove black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.

3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.

3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.

4.5 Other Rooms/Window Condition
remove black discoloration

6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.

8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T

07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.1 Living Room/Living Room Present
Property has been sold and is now owner occupied.

1.1 Living Room/Living Room Present
07/07/25- Spoke to owner, owner requested another ext due to tenants finally being evicted out and left the unit in bad conditions. Per Jen, we granted one more ext for 07/23 between 1-4pm. O agreed. M.T

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

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1.1 Living Room/Living Room Present
07/07/25- Spoke to O, re-scheduled insp on 07/29 due to not being available him and tenants. Re-scheduled to 08/19 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
7/7/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
property was sold and is now owner occupied

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am

2.12 Kitchen/Sink
Replace missing sink gasket.

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.

3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
2.10 Kitchen/Stove or Range with Oven
Replace Deteriorated drip pans
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
3.5 Bathroom/Window Condition
Replace Missing screens
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.5 Living Room/Window Condition
Replace torn screen
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
4.5 Other Rooms/Window Condition
Replace missing screens
1.5 Living Room/Window Condition
Replace missing screens
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove
2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the pm last week. She believed the yellow walls fail was an error as that applies to another unit and also had a general question about locks on closet doors. Called and left a voicemail today advising the wall fail may have been an error per the inspector. If it does not exist it will pass. Advised keyed or combination locks are not allowed on entire doors including closets.
1.6 Living Room/Ceiling Condition
Ceiling heavily discolored with yellow substance, repair
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Oven/stove inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
4.5 Other Rooms/Window Condition
Heavy yellow discoloration on frame, repair
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration on ceiling, repair

Repair and paint unfinished portion of ceiling
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration on walls, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from closet door
1.1 Living Room/Living Room Present
CH-7-8-25 R/S from 7-11-25 to 7-24-25 per owner tenant has doctor appt Pre call 30 min prior 415-793-2090
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the tenant who called and requested the 7/8 inspection. Tenant will be out of town and does not want anyone in her unit will she is not there due to past vandalism. R/S to 9/2
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
7/8/25 received proof of owner occupancy
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door in hallway that leads to bedrooms
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.1 Living Room/Living Room Present
7/8/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/8/25 AS OF 6/1/25 PROPERTY IS NO LONGER A RENTAL
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.4 Living Room/Security
Torn and damaged door repair or replace
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2
1.1 Living Room/Living Room Present
JC-7-8-25 Spoke to the owner (she will be out of the county) r/s the 8/20 inspection to 9/2 - HOWEVER THIS UNIT IS S8 SO SHE HAS SENT IN PROOF FOR IT TO BE CANCELLED
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 538 S 19TH ST PRE-CALL 510-375-8730

JC-1-30-25 Spoke to the owner and waived the fees and scheduled 2/11am PRE-CALL 510-375-8730 (HUGE MIX UP WITH THE ADDRESS FOR THE FIRST 4 ATTEMPTS IN ERROR)
11/4/24 no show 1:10pm cream duplex

10/4/24 not a real addreess spoke to tenant who said there is not a unit 2 behind her house

ER THE OWNER CORRECT ADDRESS IS 538 S 19TH ST
JC-9-10-24 Spoke to the owner and r/s the 9/11 inspection to 10/4pm.
8/13/24 No show 10:44 am beige and white house.

Tenant no show 5/19/2025 10:40am at correct address. Pre call property manager whom called tenant who wasnt at home. Cream house with green trim.
3.5 Bathroom/Window Condition
missing scrren. install
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 1027
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.
8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace
8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.
8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
1.3 Living Room/Electrical Hazards
Secure light switch to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted
2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinetry to wall in in law unit
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
2.10 Kitchen/Stove or Range with Oven
Stove inoperable in in law unit, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the tenant and r/s the 7/18 inspection to 8/20 - tenant is not available. Advised her to alert the owner.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/24 inspection to 8/29 he is out of town. Advised him to alert the tenant
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
2.5 Kitchen/Window Condition
Window lock missing, install
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars, window must be able to open without any restrictions (fire exit)

Window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and trash from rear of complex
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
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1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.4 Living Room/Security
Remove egress from behind front door, not opening all the way safety hazard
2.3 Kitchen/Electrical Hazards
Kitchen missing a GFCI outlet - install
4.4 Other Rooms/Security
Remove key door locks for All bedroom doors, safety hazard
1.1 Living Room/Living Room Present
7/16/25 per COR, water pressure fails changed to pass

02/24/2025 Spoke with owner on phone as pre-call was requested, owner states she is not going to make costly repairs to unit and will take up complaint about findings with the City of Richmond

30 MINUTE PRE-CALL 510-235-0081
JC-2-24-25 Per owner the tenant does not want to repair made (it is very costly) and will require the tenant to vacate. Advised I would try to get details about the fail to determine if a waiver could be provided upon a written request from both tenant and owner. As of today, I have not rcvd any details about the issue. 3/11 update per inspectors description of the water pressure the repairs must be done. Called the owner and advised. She will not do it. Offered a tenant refusal form.

7/9/2025 Spoke with owner who states she is refusing to complete repairs and will dispute any other inspections with the City of Richmond
2.12 Kitchen/Sink
Low water pressure at sink.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure
2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Stove hood range light not working properly repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor tile damage/loose repair/replace
3.12 Bathroom/Tub or Shower
Caulking inside shower very badly discolored/worn repair/replace/recaulk
3.13 Bathroom/Ventilation
Vent over shower damaged – repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
2.10 Kitchen/Stove or Range with Oven
Hood range light I'm not working properly repair/replace
2.12 Kitchen/Sink
Faucet has a constant drip repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
Faucet in tub dripping repair/replace
3.7 Bathroom/Wall Condition
Discoloration on wall behind toilet Remove/repair
4.4 Other Rooms/Security
Remove key lock From bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Clear Hallway egress
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing Repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
1.4 Living Room/Security
Remove egress blocking window
2.3 Kitchen/Electrical Hazards
GFCI Outlet missing repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress from blocking access to back door.
1.3 Living Room/Electrical Hazards
Living room and dining room outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clean discoloration in window and on window seal
2.3 Kitchen/Electrical Hazards
Outlet behind stove missing coverplate, replace
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
3.5 Bathroom/Window Condition
Clean discoloration
3.8 Bathroom/Floor Condition
Clean discoloration
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1- Tenant to move items blocking direct access to window

2- Tenant to clean discoloration in window and on window seal
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of front entry handrail has dry rotted wood with exposed nails, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and mount carbon monoxide detector on wall
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet by sink
4.5 Other Rooms/Window Condition
Tenant to clear items blocking direct access to window, fire exit must be free and clear of items
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base located above stairwell and old detectors in bedrooms
8.7 General Health and Safety/Other Interior Hazards
Insert blank key inside of fuse panel to fill opening, located in garage
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 122 18th St.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and rescheduled the 7/15 inspection to 9/2 - they will be out of town. Advised her to alert the tenant.
1.1 Living Room/Living Room Present
1/6/2025 OWNERS DAUGHTER GWEN WILLIAMS CALLED. NEEDS AN EXT FOR REPAIRS. CONTRACTORS WILL BE DOING THE WORKS STARTING NEXT WEEK. MOVED FROM 1/10/2025 TO 2/11/2025 11AM-2PM. GWEN CONFIRMED. CALL 30MIN PRIOR 415-271-3501 ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard
8.7 General Health and Safety/Other Interior Hazards
missiing common area co detector. replace
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite.
8.1 General Health and Safety/Access to Unit
porch light inoperable. repair
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
Paint peeling under livingroom window. repair.
8.7 General Health and Safety/Other Interior Hazards
common area co detector missing. Install
4.10 Other Rooms/Smoke Detectors
Left bedroom smoke detector missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector - missing - repair/replace
2.1 Kitchen/Kitchen Area Present
7/9/25 Dishwasher not working
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace
8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
2.10 Kitchen/Stove or Range with Oven
left rear burner not working, repair.
1.1 Living Room/Living Room Present
7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.1 Living Room/Living Room Present
06/23/25- Spoke to owner, she called in requesting to re-schedule inspection off of 07/28 due to her and tenant not being available. Per Jen, we granted a FINAL EXT with a max of 2 weeks out. I provided either 07/31 between 1-4pm or 08/06 between 11am-2pm. O stated she will have the tenant call back to confirm bc she is unsure of her availability. M.T
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down trees in rear of unit leaning against house and blocking access to side gate
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate
1.3 Living Room/Electrical Hazards
Replace missing light fixture cover

1.5 Living Room/Window Condition
No access to window as it is blocked by bed, tenant to move furniture blocking access to window
1.7 Living Room/Wall Condition
Complete repairs to walls, walls are not finished
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

Tenant to remove foil from stove as it can retain oil/grease and become fire hazard
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed entry lock on bedroom door
4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
02/19/25- Spoke to owner who called in again to put the inspection back on 02/21. I went ahead and moved the unit back to 02/21 from 9am-12pm. M.T
Unit address is 635 S.24th St which is the rear unit (please note on routes)
JC-2-18-25 Spoke to the owner and r/s the 2/21 inspection to 3/21 - owner needs more time to make the repairs
10/24/24 no show 1:24pm cream building, black gate

Unit address is 635 S.24th St which is the rear unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Stove burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob missing, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector in rear right bedroom, base present
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
5.2 Secondary Rooms/Security
Remove keyed entry lock on bedroom located by kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and excessive clutter/recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Replace missing outlet cover located between bedrooms in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector on 2nd floor
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
2.10 Kitchen/Stove or Range with Oven
clean exsessive grease from range hood
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
4.4 Other Rooms/Security
remove key locks
3.5 Bathroom/Window Condition
replace missing screen
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15
7.4 Heating and Plumbing/Water Heater
install proper Earth Quake safety straps.
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
3.12 Bathroom/Tub or Shower
leaking faucet repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
no show- 06/10/2025
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard
5.2 Secondary Rooms/Security
repair or replace broken garage door
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor
2.3 Kitchen/Electrical Hazards
non working ceiling light repair or replace
3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

1.1 Living Room/Living Room Present
Duplicate inspection, address listed twice on same day

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:25pm, beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets

4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

3.3 Bathroom/Electrical Hazards
Outlet missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting in in law unit, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard
5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable in laundry room ,repair

Toilet Tank Lid Missing or needs replacement.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Drain stop in laundry room sink damaged, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
3.13 Bathroom/Ventilation
Ventilation fan in laundry room inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from laundry room/bathroom 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner who called in regarding the inspection scheduled for 07/21. He stated he is having a hard time reaching his tenant and would like to re-schedule the inspection. Re-scheduled for 09/02 1-4pm. O agreed and will notify tenant, I will also send an updated notice. Owner requested the tenant exemption/refusal form in case tenant is refusing inspection. Sent that form via email to O at jnawy@sbcglobal.net. M.T
1.1 Living Room/Living Room Present
07/11/25- Spoke to owner, who called in requesting to re-schedule inspection off of 07/17 due to it being in the afternoon and not being available. Re-scheduled to 07/21 between 9am-12pm. O agreed. M.T

Tenant no show 6/18/2025 12:00pm, picture taken
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR
8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.

1.1 Living Room/Living Room Present
JC-7-11-25 Spoke to the owner and r/s the 7/17 inspection to 8/29 - they will not be in town
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

5.2 Secondary Rooms/Security
Install door sweep on garage door

5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair

4.4 Other Rooms/Security
Reverse door knobs on door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Handles damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

4.5 Other Rooms/Window Condition
Left window screen missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace

2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls

3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling

3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair

4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen torn, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Patio screen missing, replace

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
2.5 Kitchen/Window Condition
Replace missing screens

Sliding glass door hard to open missing screen repair and replace screen
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing co and smoke detector
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window crank damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
4.4 Other Rooms/Security
Remove key locks
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
2.12 Kitchen/Sink
Replace damaged rubber splashguard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
1.4 Living Room/Security
Hole in the security door repair or replace
1.5 Living Room/Window Condition
Repair cracked window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.5 Bathroom/Window Condition
Replace missing screen
3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub
4.5 Other Rooms/Window Condition
Repair or replace Cracked window
Replace missing screen
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector
2.5 Kitchen/Window Condition
Sliding glass door hard to open repair or replace
7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
8.1 General Health and Safety/Access to Unit
No show - 07-14-2025
4.4 Other Rooms/Security
Remove key locks
8.1 General Health and Safety/Access to Unit
Refused at door 07/14/2025
1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE
2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door
4.5 Other Rooms/Window Condition
Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Replace missing window screen
5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town, but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
JC-7-15-25 Spoke to the owner and r/s the 8/28 inspection to 9/24 he is going out of town but repairs are still in progress at his unit(s).
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

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1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal
4.5 Other Rooms/Window Condition
Right window lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair
8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am
1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove
3.12 Bathroom/Tub or Shower
Rust in tub, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair asa dishwasher must drain through garbage disposal.
4.5 Other Rooms/Window Condition
Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Front entance and patio lights inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction
8.1 General Health and Safety/Access to Unit
Install patio screen
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.
8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking
4.4 Other Rooms/Security
Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Central Heat Not Working Properly. Complete repairs to heater
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.3 Kitchen/Electrical Hazards
Gfci outlet Hot and neutral is reversed. repair or replace
4.4 Other Rooms/Security
Remove key lock
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.3 Bathroom/Electrical Hazards
non working GFCI outlet Repair or replace
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.
4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot
2.7 Kitchen/Wall Condition
Repair peeling paint on wall
2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling
2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.4 Living Room/Security
replace weatherstrip on front door.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Broken on and off shower handle. repair or replace.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.12 Kitchen/Sink
Broken sink faucet. repair or replace
2.6 Kitchen/Ceiling Condition
repair cracking on ceiling
2.7 Kitchen/Wall Condition
remove excessive grease from wall.
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
8.7 General Health and Safety/Other Interior Hazards
replace CO and Smoke in common areas
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.10 Other Rooms/Smoke Detectors
replace non working CO and Smoke detector
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
2.6 Kitchen/Ceiling Condition
Bubbling on ceiling in dining room ceiling. repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
3.12 Bathroom/Tub or Shower
Chipping inside tub. remove or resurface

7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector.
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.3 Living Room/Electrical Hazards
broken light fixture on wall.repair or replace
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.8 Living Room/Floor Condition
soiled carpet through out unit . replace or clean
2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
3.12 Bathroom/Tub or Shower
bath tub shower diverter not functioning like designed. repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
replace screens on sliding glass window
7.4 Heating and Plumbing/Water Heater
install earthquake straps.
2.10 Kitchen/Stove or Range with Oven
right rear burner not working like designed. repair or replace
1.8 Living Room/Floor Condition
soiled carpet through out unit. clean or remove.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
8.1 General Health and Safety/Access to Unit
no show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS - HOWEVER THIS PROPERTY IS FAMILY MEBMBER OCCUPIED. SHE SENT PROFF FOR CANCELLATION.
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.1 Living Room/Living Room Present
JC-7-15-25 OWNER REQUESTED R/S OF THE RENTAL PROPERTIES. R/S FROM 7/21 TO 09/10 SHE WILL NTOIFY THE TENANTS -
1.3 Living Room/Electrical Hazards
Ceiling light inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of bedroom window
8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

PASS WITH COMMENT. HOA IS RESPONSIBLE FOR PERMIT, NOT UNIT OWNER
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
7/16/25 property is vacant and will not be rented for the near future.

Tenant no show 4/11/2025 , brown house with red trim. Dogs barking in unit in front window 1:10pm
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite – repair/replace
2.8 Kitchen/Floor Condition
Kitchen floor damaged – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Stairs damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
7/16/25 RECEIVED PROOF PROPERTY IS NOW OWNER OCCUPIED
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle underneath window and replace missing cover plate
2.10 Kitchen/Stove or Range with Oven
Kitchen vent fan making excessive loud noise while in use, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Repair right section of header beam that is dry rotted above carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fencing on rear left side of complex

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
2.10 Kitchen/Stove or Range with Oven
Range hood has rust, repair or replace
2.3 Kitchen/Electrical Hazards
Replace damaged light switch cover plates
3.6 Bathroom/Ceiling Condition
Owner to treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Owner to treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector removed, replace
4.2 Other Rooms/Electricity/Illumination
Outlets have open grounds, repair or convert to 2 prong
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong
4.4 Other Rooms/Security
Replace missing door knob
5.2 Secondary Rooms/Security
Replace missing door knob on bedroom 3, center right bedroom
5.3 Secondary Rooms/Electrical Hazards
outlets in bedroom 3 have open grounds, repair or convert to 2 prong
6.3 Building Exterior/Condition of Roof and Gutters
Repair front right section of carport header beam that is dry rotted
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen over
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excessive clutter from exterior of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in hallway missing, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair or convert to 2 prong receptacles
2.13 Kitchen/Space for Storage, Prep and Serving
Drawer font mossing right of stove, replace
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to excessive amount of items lined up on walls
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window, only fire exit in room can not be blocked
5.3 Secondary Rooms/Electrical Hazards
Outlet in bedroom 3 has no power (located underneath mounted tv)
6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted header beam in front of carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged section of fence in rear left of complex that has fallen over
8.4 General Health and Safety/Garbage and Debris
Owner to remove old appliances and excessive clutter from exterior of complex.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection due to a discrepancy regarding the carport beam fail. See me if you have any questions about this customer.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

4.4 Other Rooms/Security
Secure door knob to door

4.8 Other Rooms/Floor Condition
Carpet in bedroom torn in multiple places, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in bedroom 3 inoperable, repair

remove key entry lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted section of header beam above carport

8.1 General Health and Safety/Access to Unit
Front security gate damaged, cutting hard. Repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear left section of fencing that has fallen down

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation throughout unit, unit to be professionally treated

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and excesive clutter from exterior of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing hallway closet door knob

Replace missing common area hallway smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

JC-7-16-25 Waived (1) re-inspection fee for the 7/28 inspection per my notes below from April. See me if you have questions about this customer.
Tenant no show 4/11/2025 9:20am, owner had multiple units scheduled and this unit was not on pre call list
JC-4-15-25 I did not add the pre-call note in error prior to the inspection date (PLEASE WAIVE THE inspection fee for the THIRD visit if needed/requested by owner) he called in advance to provide the info.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Left window missing quick release for security bars, install

Left window cracked window pane, repair

Right window sealed shut, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window shut and will not open, repair. Install quick release for security bars

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from side of unit

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span

1.8 Living Room/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry

2.10 Kitchen/Stove or Range with Oven
REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detectors inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.3 Living Room/Electrical Hazards
Outlet left of heater cracked receptacle. replace.

Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFI outlet above sink
2.6 Kitchen/Ceiling Condition
Kitchen vent to be replaced, making loud noise while in use
3.3 Bathroom/Electrical Hazards
Install GFI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair lower pilot light cover on heater, damaged and will not close as designed
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.12 Bathroom/Tub or Shower
Repair damaged grout in inside of tub
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood
2.3 Kitchen/Electrical Hazards
GFI inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Clean black discoloration on window
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace/repair damaged railing level 2 common pathway leading to units 3-6
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacle located underneath window
3.5 Bathroom/Window Condition
Clean black discoloration
3.6 Bathroom/Ceiling Condition
Clean black discoloration
4.3 Other Rooms/Elecrtical Hazards
Replace damaged cracked receptacles

Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Install GFI receptacle

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles

Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage entrance is inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
7.4 Heating and Plumbing/Water Heater
Reroute pressure release pipe out of unit.
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.7 Other Rooms/Wall Condition
Brown discoloration under window.
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed
4.10 Other Rooms/Smoke Detectors
Inoperable smoke detector in front right bedroom.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.6 General Health and Safety/Interior Stairs and Common Halls
Inoperable smoke detector in the living room.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. 4 out of 5 burners not working, repair.
2. Burner tops are missing, replace.

2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install

2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.

2.10 Kitchen/Stove or Range with Oven
3 of 4 burners inoperable, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.

2.10 Kitchen/Stove or Range with Oven
Stove doesnt have caps for burners, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose in downstairs and upstairs bathroom, water seeping out, repair.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

2.12 Kitchen/Sink
Garbage disposal not working, repair.

1.1 Living Room/Living Room Present
No show 10:50 am, picture taken.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
1.1 Living Room/Living Room Present
CH-7-17-25 owner needs a pre call 925-872-1831
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the tenant and rescheduled the 7/21 inspection to 8/7 - advised him to alert the LL. Tenant is busy with work right now.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
4.4 Other Rooms/Security
remove keylock
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
4.4 Other Rooms/Security
remove key locks
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
4.4 Other Rooms/Security
remove keylocks
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to the owner and provided a FINAL reschedule to 9/3. The unit is vacant and being rehabbed explained they must have a decision on what will happen to the property by then

2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood
8.7 General Health and Safety/Other Interior Hazards
replace smoke detector and CO detector
4.4 Other Rooms/Security
remove keylock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

5.3 Secondary Rooms/Electrical Hazards
Garage GFI has hot/nuetral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
2.12 Kitchen/Sink
Secure dishwasher to countertop
3.12 Bathroom/Tub or Shower
Glass shower doors missing safety guides, install

Tub spout missing, install

Tub knobs stripped, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.
4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.7 Bathroom/Wall Condition
Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in front portion of unit.
1.3 Living Room/Electrical Hazards
Receptacle next to heater has open grounds, repair
1.4 Living Room/Security
Remove keyed entry lock from door that leads to living room
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove key entry lock from bedroom door
4.5 Other Rooms/Window Condition
Clean discoloration in bedroom window and closet window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected
8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive clutter and trash in yard
2.6 Kitchen/Ceiling Condition
Kitchen vent fan makes loud grinding noise while in use, repair
3.3 Bathroom/Electrical Hazards
REPLACE GFI, inoperable and will not reset
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall. Something is broken inside one of the plugs

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.4 Living Room/Security
Front door missing striker plate, install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.5 Bathroom/Window Condition
Bathroom screen torn, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed deadbolt entry lock on garage entry

8.4 General Health and Safety/Garbage and Debris
Declutter yard, excessive amount of personal belongings in shared common area

4.10 Other Rooms/Smoke Detectors
Smoke detector in master bedroom missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

1.1 Living Room/Living Room Present
Tenant no show 7/17/2025 11:00am, no response aat unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-798-0502

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Window is missing lock, install locking mechanism on window.

1.1 Living Room/Living Room Present
7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

1.3 Living Room/Electrical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.10 Other Rooms/Smoke Detectors
SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.3 Other Rooms/Elecrtical Hazards
OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)

4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.

1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, who requested an ext due to being on vacation. Re-scheduled from 07/24 to 08/26 between 1pm-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
07/18/25- Spoke to owner, requested to re-schedule inspection from 07/21 to 09/02 due to needing more time for repairs. Is waiting on a permit. O agreed. M.T

JC-6-6-25 Called the owner and left a voicemail advising of an appropriate lock he can go back with (see me for a picture if needed).

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front door and rear patio door in bedroom both are main entrances to exterior of unit and have no deadbolt, install.

Patio door in bedroom #2 will not stay closed as designed. Repair

All doors with direct access to exterior of home must have deadbolt lock.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:53am. Beige house with brown trim. No response to knocking on front screen door.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

3.12 Bathroom/Tub or Shower
Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet on 2nd level bathroom by sink.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

1.1 Living Room/Living Room Present
7/18/2025 No access to unit as it is located inside of Marina Lakes a secured/gated neighborhood.

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

1.4 Living Room/Security
replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

3.3 Bathroom/Electrical Hazards
GFCI in master bedroom has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
Bathroom located by laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by sink

3.8 Bathroom/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink faucet inoperable, repair

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway
8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair
1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
1.3 Living Room/Electrical Hazards
non working outlet repair or replace
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
8.1 General Health and Safety/Access to Unit
vacant unit- home is under construction no occupied
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
2.5 Kitchen/Window Condition
cracked window. repair or replace.

replace missing screens
4.4 Other Rooms/Security
remove key locks
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard
1.1 Living Room/Living Room Present
7/21/2025 1:15 No access to unit at the Shores, unit is in secured neighborhood. Picture taken. No number listed for owner.
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 12:00pm, picture taken
2.2 Kitchen/Electricty
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet left of door missing cover plate, install
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub

Repair leak behind hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.4 Heating and Plumbing/Water Heater
Install water heater pilot light cover

light above WATER HEATER INOPERABLE, REPAIR

8.1 General Health and Safety/Access to Unit
Front metal security gate damaged causing potential cutting hazard, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level hallway light inoperable, repair

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

1.1 Living Room/Living Room Present
7/21/2025 Individual at residence states owner lives at unit, informed the person at the residence to contact The City of Richmond with proof.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

1.6 Living Room/Ceiling Condition
Excessive amount of peeling paint ceiling, repair

2.12 Kitchen/Sink
Repair rust in sink around drain

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.

3.12 Bathroom/Tub or Shower
Tub diverter knob damaged, replace

3.6 Bathroom/Ceiling Condition
Excessive discoloration on ceiling, address and repair

3.7 Bathroom/Wall Condition
Excessive discoloration on walls, address and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.Remove old smoke detector bases in bedroom

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Tenant to clean discoloration on window and window seal

4.6 Other Rooms/Celing Condition
Excessive discoloration on ceiling, address and repair

4.7 Other Rooms/Wall Condition
Excessive peeling paint on walls, repair

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Front downspout damaged/missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area some detector

Replace missing carbon monoxide detector

Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
CH-6-4-25 spk w owner r/s from 7-2-25 to 7-21-25 repairs will be done by then call 30 min prior 415-412-2587

8.7 General Health and Safety/Other Interior Hazards
Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard

4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair

7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room

1.1 Living Room/Living Room Present
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date ph# 415-368-3964

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964

1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door

1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
JC-7-22-25 Spoke to the owner and rescheduled the 8/12 inspection to 9/10 - owner just had open heart surgery and requested more time. He will send in proof that 2 out of 4 of the units are S8.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8

30 MIN PRE-CALL 917-509-3288
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive amount of personal belongings in room. Tenant to move items to allow access to receptacles for inspection.
2.11 Kitchen/Refrigerator
Rust on side of refrigerator, repair or replace
2.12 Kitchen/Sink
Secure faucet to sink
4.5 Other Rooms/Window Condition
No access to window due to excessive clutter in room preventing access. Tenant to clear items to allow access to window for inspection
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move excessive amount of items in room to allow access for inspection
8.1 General Health and Safety/Access to Unit
Front exterior light missing, wiring still present. Replace or remove completely.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlets have hot/nuetral reverse. Repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on right wall from entry
2.10 Kitchen/Stove or Range with Oven
Range hood fan/light inoperable. Unit is heavily soiled and damaged. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Front cabinet door damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
remove old smoke detector bases
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Flooring incomplete, complete repairs
1.5 Living Room/Window Condition
Window lock mechanism missing on both windows, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The floor mounting screws or brackets are loose. Secure toilet to floor
3.6 Bathroom/Ceiling Condition
Severe discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Clean black organic discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/11/2025 SPOKE WITH OWNER NEEDS TO RESCHEDULE TENANTS ARE OUT OF THE COUNTRY. WILL BE BACK AFTER 4/26/2025. ADVISED NADIA THIS IS A ONE TIME RESCHEDULE ONLY. SHE UNDERSTOOD. MOVED FROM 4/18/2025 TO 5/19/2025 11AM-2PM. WILL ADVISED TENANT OF NEW DATE. NOTICE MAILED OUT. ALISON
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall or ceiling, smoke detector is loose and neds to be mounted
5.2 Secondary Rooms/Security
Remove keyed entry lock off door leading to room by laundry area level 1
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/12 - he needs more time for the repairs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
JC-7-22-25 Spoke to the owners assistant and r/s the inspection to 9/8pm. Tenant and owner are unavailable. She will advise them of the new date.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
JC-7-22-25 Spoke to the owner and rescheduled the 7/24 inspection to 9/3 he cannot access this unit without the tenant being there and the tenant will not allow access if the owner is not present and the tenant is not available/the owner will be out of town for the month of August r/s to 9/3.
No-show Sent email

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.
1.4 Living Room/Security
Remove egress, blocking living room window
2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite- repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector in common area 1st floor
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-730-4516
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
2.5 Kitchen/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
1.1 Living Room/Living Room Present
30 min pre-call to 510-910-0589
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens.
2.5 Kitchen/Window Condition
replace torn screens
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection
8.1 General Health and Safety/Access to Unit
no show- 7/22/2025 130 light brown house
3.6 Bathroom/Ceiling Condition
broken ceiling fan

3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
1.1 Living Room/Living Room Present
7/22/2025 Owner refused entry to unit. She states that unit is being used for short term rental and that it is occupied today. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 2:38pm tenant refused entry for inspection. Stated she was late for work and left unit. Picture taken.

7/22/25 received proof property was sold and is owner occupied
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.
1.1 Living Room/Living Room Present
7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
7/22/25 received information property was sold.

7/22/2025 Tenant no show 10:42am. Brown house with wood shingle siding. Picture taken.

1.4 Living Room/Security
replace weather strip

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

1.5 Living Room/Window Condition
replace screens

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

2.5 Kitchen/Window Condition
replace missing screens

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove

3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs

4.5 Other Rooms/Window Condition
Left window screen missing, replace

4.5 Other Rooms/Window Condition
replace missing screens

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
remove keylock

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house

1.1 Living Room/Living Room Present
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.

8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
30 MIN PC TO THE NUMBER BELOW
05/07/25- Spoke to owner, she requested a 30 min pre-call for any future inspection at 415-827-0200. M.T

5/19/2025 INSPECTION NOT ON DRIVE SHEET EMAILED TO INSPECTOR, UNIT NOT COMPLETED. INFORMED OUTSOURCE IT THAT UNIT WAS ON PRE CALL LIST AND NOT ON DRIVESHEET. THIS INSPECTION WAS NOT ADDED UNTIL AFTER ROUTE SENT OUT 5/16/2025.

7/25/2025 Owner upset they didnt receive pre call for todays inspection. Explained unit was not on inspectors pre call list. Showed owner the pre call list to confirm. They seemed to be upset with inspection process or previous inspector/inspection. Not sure what the issues may be as this was my first encounter with tenant or owner. BS
1.4 Living Room/Security
Patio door not sliding properly & locking properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.4 Living Room/Security
replace weather strip
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
leaking faucet repair or replace
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair
1.1 Living Room/Living Room Present
7/22/25 received proof property was sold
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present
1.1 Living Room/Living Room Present
7/22/25 received proof property has been sold and is now owner occupied
1.1 Living Room/Living Room Present
property is occupied by the owners son.
1.1 Living Room/Living Room Present
7/22/25 recieved completed tenant refusal of inspection form
1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace
4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-7-23-25 Rcvd a call and email to reschedule the owner has a surgery scheduled. R/S from 7/29 to 9/16. Confirmed via email.

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-7-23-25 Cancelled - owner provided proof that this is a commercial property

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant who will be out of town until 07/31. Owner is not available as well. RE-scheduled tomorrows inspection to 08/20 between 1-4pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
07/23/25- Spoke to tenant, re-scheduled inspection due to not being available from 08/14 to 08/28 between 1-4pm. T agreed. M.T

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

3.5 Bathroom/Window Condition
Lock missing, install

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Install striker plates

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.7 Bathroom/Wall Condition
Treat discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.5 Bathroom/Window Condition
Window screen torn, repair

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.

4.10 Other Rooms/Smoke Detectors
Front right bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES. OWNER ADVISED THIS PROPERTY DOES NOT BELONG TO HIM. RESPONDED FOR MORE DETAILS (WAS IT SOLD?)
2.3 Kitchen/Electrical Hazards
Electrical panel in kitchen, malfunctioned, repair or replace.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
jc-7-24-25 Owner sent an email requesting a r/s to Sept. Owner will be out of town. R/S TO 9/16PM AND MAILED NOTICES.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
7/23/25 No show 11:05 am, green house. picture taken.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The pm Diana emailed - rescheduled the 7/25 inspection to 9/8 they are waiting for a window to be delivered.
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
1.5 Living Room/Window Condition
replace missing screen on sliding glass door.
2.10 Kitchen/Stove or Range with Oven
LF burner do not ignite like designed repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.
4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in back right bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.
1.1 Living Room/Living Room Present
7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
JC-7-24-25 The owner called and requested a rescheduled the repairs are not done because he is out of town. R/S from 7/28 to 9/16
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace
Faucet, Base loose – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
JC-7-23-25 Owner called with concerns regarding the interior lock and SD fail for the sunroom as she advised the sunroom was changed to a bedroom by the tenant and that is not allowed per the lease agreement. Advised since the room was being used for sleeping it is subject to the bedroom guidelines for safety. The owner will have the room reverted back to its original state----- rescheduled the 8/26 inspection to 10/6. Owner would like to be present, but she will be out of state until then.
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.1 Living Room/Living Room Present
PLEASE INSPECT THIS UNIT BEFORE 3:45PM IF POSSIBLE
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
8.1 General Health and Safety/Access to Unit
no show- 07/24 10:08
8.1 General Health and Safety/Access to Unit
no show - 07/24
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 1:30 blue white trim

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

1.5 Living Room/Window Condition
Install window screens

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex

2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
1/30/25 no show brown house pic

10/13/24 no show 1:13pm brown house

3/21/2025 Tenant no show 11:40am

4/25/2025 Tenant home but not notified of any inspection, spoke with Outsource It who stated Owner will need to reschedule and communicate with tenant. Multiple no entry/ no shows.

7/24/2025 Tenant no show 1:50pm, Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front right burner not working properly - repair/replace
2.12 Kitchen/Sink
Garbage disposal not working - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet not working properly - repair/replace
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove

8.7 General Health and Safety/Other Interior Hazards
no smoke or co detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.
1.1 Living Room/Living Room Present
GATE CODE 081# - Added 11:47am today (tenant called in) JC 5/29/25 sent to the inspector
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 tenant was not aware of inspection.
8.7 General Health and Safety/Other Interior Hazards
Living room Smoke detector missing – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms

2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

07/25/24- Tenant left a detailed msg stating she would like to re-schedule the inspection on 07/28 due to her not available. She requested either 08/04 or any time after 08/18. I left her a detailed msg stating the inspection has been moved to 08/20 between 9am-12pm. Advised to cb if theres any issue with that date. M.T

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.
1.1 Living Room/Living Room Present
7/22/25 received proof that unit is now owner occupied
1.1 Living Room/Living Room Present
7/23/25 PROOF RECEIVED PROPERTY IS OWNER OCCUPIED
1.1 Living Room/Living Room Present
7/24/25 received proof that property has been sold and is now owner occupied

Tenant no show 5/30/2025 1:24pm
blue house with white trim
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of fixture damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove excessive cutter from yard
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:05pm, grey house with white trim with butterfly mural in front of house. No response at unit nor owner via phone.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
Tenant no show 6/25/2025 1:00pm, yellow house with white trim. Picture taken, no response from owner.
8.1 General Health and Safety/Access to Unit
water heater need to be secured with proper earthquake straps
1.1 Living Room/Living Room Present
JC-6-26-25 Please call the owner at 510-223-8465 30 min prior to arrival - TENANT IS DISABLED AND NEEDS TIME TO MAKE IT TO THE DOOR. Advised the owner is was a no entry and advised we will not waive the r/i fee. She was ok.
Tenant no show 6/25/2025 11:53am. Grey house with white trim, picture taken.
6.4 Building Exterior/Condition of Exterior Surfaces
cover large hole on exterior wall in back yard.
7.4 Heating and Plumbing/Water Heater
water heater need to be secured with proper earthquake straps

1.1 Living Room/Living Room Present
JC-5-27-25 PRE-CALL THE OWNER AT 650-296-7695 (ADDED TODAY AT 10:20AM ADVISED HIM HE WILL NOT GET A CALL TODAY BUT NEXT TIME IF A RE-INSPECTION IS NEEDED)

1.4 Living Room/Security
torn security screen door repair or replace.

2.10 Kitchen/Stove or Range with Oven
Burners not self igniting – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

4.4 Other Rooms/Security
Remove key door, lock from bedroom door

8.1 General Health and Safety/Access to Unit
No show - 4/22/2025 10:10 green house white trim.

1.1 Living Room/Living Room Present
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door

1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace

2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace

1.1 Living Room/Living Room Present
Owner called in the day of inspection to advise the tenant was unaware of todays inspection (he told a family member, but it never made it to the tenant), so it was not conducted. Advised he will get a notice in the mail for the next date -JC

4/24/25. tenant still unaware of scheduled inspection.

4.10 Other Rooms/Smoke Detectors
Smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust inside of tub

3.13 Bathroom/Ventilation
vent fan inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Install window screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock from bedroom 3 and bedroom 4 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure inside of kitchen, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash from yard

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm

3.3 Bathroom/Electrical Hazards
Install GFCI outlet above sink, level 1

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant no show 4/14/2025 1:00pm, picture attached to inspectors daily route email

1.5 Living Room/Window Condition
Clean discoloration in all living room windows

4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. Fr. Porch = Boards Rotted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing upstairs, replace

bedroom heater knob missing, replace

8.2 General Health and Safety/Exits
Security bars blocking egress in all bedrooms - remove bars or install quick release for exit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Non working heater. repair or replace

1.1 Living Room/Living Room Present
floor damaged from flood according to tenant. replace carpet.

4.10 Other Rooms/Smoke Detectors
detector missing . install.

1.1 Living Room/Living Room Present
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Repair rust in tub

1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2

8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood

5.2 Secondary Rooms/Security
Install window screen in laundry room

3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.

2.5 Kitchen/Window Condition
Kitchen window missing lock mechanism and opening handle, install

3.12 Bathroom/Tub or Shower
Glass shower door off track, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to 2 prong

4.5 Other Rooms/Window Condition
Clean discoloration on window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, glass ands old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Owner advised she will not change the lock. They feel the safest with it how it is (her and the tenant) mailed her a copy of the refusal form (she does not have/do email) -JC 7/2825

Per previous note entry, door has a large 2x4 style board that is placed across door, tenant is understanding the purpose of deadbolt lock on door Owner is hesitant to install deadbolt on rear door. Picture taken and submitted. - BS 9/3/2025

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
JC-7-28-25 Waived (1) re-inspection fee for the prior date. Manager provided picture proof of the inspector getting there before the inspection window.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
No show- 07/03/2025 grey house whit trim.
1.1 Living Room/Living Room Present
8/7/25 received proof unit is Section 8
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
8/7/25 received proof unit is section 8

7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and rescheduled the 7/31 inspection to 9/16 per his request. Advised him to alert the residents.
1.1 Living Room/Living Room Present
JC-7-28-25 Spoke to the owner and r/s the 7/29 inspection to 9/10 - repairs are not done
3.3 Bathroom/Electrical Hazards
GFCI outlet do not function like designed test or reset

3/21/2025 GFCI outlet operating as designed, outlet has hot/nuetral reverse that needs to be corrected. Picture attached to email sent with daily schedule.

6/16/2025 Repairs not made to receptacle, owner present and aware of repairs that need to be made to outlet
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
1.4 Living Room/Security
Front entry door missing striker plate on frame, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has open ground, repair
1.1 Living Room/Living Room Present
06/09/25- Spoke to owner, he requested a 30 MIN PRE-CALL AT 415-225-7480 for inspection on 06/16. M.T

CH-4-15-25 R/S from 4-22-25 to 6-16-25 Owner will be out of the country until 5/30/25 PH# 415-225-7480
4.5 Other Rooms/Window Condition
Left window screen missing,

Secure left window lock mechanism to frame
8.1 General Health and Safety/Access to Unit
Rear security gate damaged at bottom of door causing cutting hazard, repair
1.1 Living Room/Living Room Present
7/28/25 - No show 10:43 am locked gate, yellow and brown house.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.5 Living Room/Window Condition
Front room window screen missing, install
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
3.12 Bathroom/Tub or Shower
Leak behind tub spout when in use, repair
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, interior and exterior
1.1 Living Room/Living Room Present
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number outside of unit "1145"
8.4 General Health and Safety/Garbage and Debris
Remove appliance from back patio

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
JC-4-25-25 Rcvd owner request to reschedule the 4/28 inspection to June (owner claims he did not receive the notices) r/s to 6/16 and mailed notices.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing and control knob, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.

1.5 Living Room/Window Condition
Missing window screen in living room, install.

1.5 Living Room/Window Condition
Window screen missing in living room, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
7/28/25 spoke with tenant , no notice of inspection.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Need smoke detector in common area.

1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.

1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.

2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.

1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.

1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.

2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in left bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

4.10 Other Rooms/Smoke Detectors
Need smoke detector in upstairs bedroom, install.

7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.

4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-701-1289. M.T
05/16/25- Spoke to owner, she requested to re-schedule inspection on 06/30 due to her being away all summer and not returning till 08/05. I told her i cant go out more than a month and offered to move the inspection to a date before she leaves. Owner agreed and confirmed for 05/30 between 1pm-4pm.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole on ceiling above by garage door
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to clean discoloration on window

Owner to install window screens
5.2 Secondary Rooms/Security
Remove keyed entry lock on lower left room
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen on window by garage door
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items on exterior of unit to allow access gate (fire exit)
2.3 Kitchen/Electrical Hazards
GFI outlet left of sink has hot/nuetral reverse, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove deadbolt lock off of door in room behind kitchen
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Peeling paint on wall behind sink, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
30 minute PRE-CALL TO (510)508-9510 (MULTIPLE UNITS ON THE SAME DAY)
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Patio screen missing, install
1.1 Living Room/Living Room Present
Tenant home but not aware of inspection 5/9/2025 1:40pm. Attempted to call owner in front of tenant for confirmation, no answer. Only unit downstairs, tenant to confirm with owner.
2.3 Kitchen/Electrical Hazards
Garbage disposal switch cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to declutter unit to allow access to outlets
4.5 Other Rooms/Window Condition
Tenant to clear items blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Light switch at entry has cracked coverplate, replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on right side. Small dog barking inside of unit.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Garbage disposal switch has short, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from door
3.6 Bathroom/Ceiling Condition
Repair hole in ceiling above tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs unit on left side.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Window hard to open, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen tethered, repair
1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.
6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-7-29-25 Spoke to the owner who advised they are traveling all next month and repairs are not done yet. Owner requested the inspection be rescheduled at the end of OCT. R/S from 9/9 to 10/30.
2.10 Kitchen/Stove or Range with Oven
1- Burners not self lighting, repair

2- Range hood light inoperable, repair

3- Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace
1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804
8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector bases from room
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
JC-5-1-25 THE 4/29 ROUTE WAS NOT COMPLETED BY THE INSPECTOR. CALLED THE MGR TO CONF A NEW DATE. SONYA FROM BARTELS CALLED BACK AND ADVISED THEY NO LONGER MANAGE THE PROPERTY AND IT WAS SOLD IN 2024. R/S TO 5/19 AND MAILED NOTICES.
2.10 Kitchen/Stove or Range with Oven
Range hood has black organic discoloration, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-5-6-25 Per Sonya at Bartels these units were sold in 2024 - she will send a closing statement to cancel
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
8.3 General Health and Safety/Evidence of Infestation
evidence of roach infestation in kitchen. professional extermination is required
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
3.13 Bathroom/Ventilation
Clean vent fan in shared bathroom on level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Mount CO2 detector on wall. Currently sitting on top of refrigerator loose
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector base above door
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on walls, repair

1.7 Living Room/Wall Condition
Heavy yellow discoloration, repair
4.4 Other Rooms/Security
Move bed to allow rear door to open as designed
4.6 Other Rooms/Celing Condition
Heavy yellow discoloration, repair
4.7 Other Rooms/Wall Condition
Heavy yellow discoloration, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
replace missing screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector and carbon monoxide detectors to wall
8.7 General Health and Safety/Other Interior Hazards
Smoke detector above door inoperable, replace
4.5 Other Rooms/Window Condition
replace screens
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
Outlet right of refrigerator has hot/nuetral reverse, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base behind door
1.3 Living Room/Electrical Hazards
Outlet right of window has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared common bathroom level 2 hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector missing, install/replace as base present
1.5 Living Room/Window Condition
Clean black discoloration on window and window seal
2.5 Kitchen/Window Condition
Clean black discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Repair shower head leak in shared bathroom in complex hallway level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit for infestation
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit, no heater present
8.7 General Health and Safety/Other Interior Hazards
Remove old inoperable smoke detector/bases from ceiling
1.3 Living Room/Electrical Hazards
Outlet behind door has hot/nuetral reverse, repair
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from above front door

1.3 Living Room/Electrical Hazards
Outlet behind entry door has hot/nuetral reverse, repair

Outlet underneath TV has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Clean black discoloration on windows and window seals
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace/install
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
1.1 Living Room/Living Room Present
7/29/25 received proof of section 8
4.5 Other Rooms/Window Condition
Move dresser blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
2.5 Kitchen/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.4 Living Room/Security
replace damaged security door.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Tenant to declutter room , no access to outlets nor window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
1.1 Living Room/Living Room Present
PRE-CALL THE NUMBER BELOW 1 HOUR AHEAD
CH-6-13-25 pre call 30 min prior 510-935-0686
CH-5-23-25 Tenant call in to r/s from 5-29-25 to 6-16-25 due to having surgery advise her can not r/s any more
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.5 Kitchen/Window Condition
Interior winndow frame is severely deteriorated, repair. Heavy discoloration due to deteriorating surface
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlets have open grounds, repair
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.

4.4 Other Rooms/Security
remove key lock
7.4 Heating and Plumbing/Water Heater
water heater need earth quake straps and pressure release pipe .
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
2.3 Kitchen/Electrical Hazards
replace non working outlet
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
1.4 Living Room/Security
damage security door repair replace or remove
4.4 Other Rooms/Security
remove key lock
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant who requested an ext due to not being available bc of work. Re-scheduled inspection from 08/18 to 09/04 between 1-4pm. T agreed to be present. M.T

30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
1.1 Living Room/Living Room Present
JC-7-30-25 spoke to the tenant yesterday and r/s the 8/18 inspection to 9/16 - I believe she will be out of town. Advised her to notify the owner.
1.1 Living Room/Living Room Present
JC-7-30-25 Spoke to the tenant who advised he will be out of town next month - r/s to 9/16 and advised him to notify the owner
1.1 Living Room/Living Room Present
JC-7-20-25 Rcvd request from pm and city to r/s. Moved the 8/5 inspection to 9/9
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry
1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
1.1 Living Room/Living Room Present
7/30/25 no show 11:25 am yellow house, picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
7/30/25 No access, tenant not aware of inspection.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/30/25 No show 1:02 pm, green building, picture taken
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
3.3 Bathroom/Electrical Hazards
gfci outlet do not trip and reset like designed. replace.
4.8 Other Rooms/Floor Condition
broken and missing flooring . trip hazard replace or remove.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps on water heater. water heater is shared by all 5 units.
1.1 Living Room/Living Room Present
7/30/25 No show, 1:13 pm., green building pictures taken.
1.1 Living Room/Living Room Present
CH-5-19-25 pre call owner 30 min prior 415-794-5804
7.4 Heating and Plumbing/Water Heater
install proper earthquake on water heater. water heater is shared by all 5 units.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Permanently mount common area smoke detector/carbon monoxide detector to ceiling

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items to allow direct access to window for inspection

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on exterior/interior. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood vent covers

1.1 Living Room/Living Room Present
07/31/25- The new owner of this property called in stating he did not receive the notices for the inspection scheduled for today and would like to re-schedule. Inspection has been re-scheduled to 10/06 between 1-4pm. (tried to schedule for an earlier date but that conflicted with his other appts). O agreed. I advised O to send us a statement with the new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.

1.5 Living Room/Window Condition
replace torn screen.

4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas

8.1 General Health and Safety/Access to Unit
no unit number could not locate unit

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house

8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.

1.4 Living Room/Security
torn and damage security door, front and back. repair replace or remove

4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace

1.5 Living Room/Window Condition
replace torn or missing screens.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.

4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.

8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am. Site at 406 Washington has units A,B,C,D no specific 406 without a unit attached. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

1.1 Living Room/Living Room Present
7/31/2025 Individal at residence stated he is the owner and this unit is owner occupied. He will follow up with COR to confirm and remove unit from database.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls

4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
3.12 Bathroom/Tub or Shower
Surface severely deteriorated, repair

Shower enclosure in master bedroom

- Water constantly runs in shower unit, repair
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
1.1 Living Room/Living Room Present
CH-8-1-25 R/S from 8-6-25 owner has contractor going to unit ph# 510-646-7049
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism damaged, toilet will not flush, repair
3.12 Bathroom/Tub or Shower
Tub diverter stuck in shower mode, repair

TENANT TO CLEAN BLACK DISCOLORATION IN TUB
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
4.4 Other Rooms/Security
Tenant to move items behind door so that it can open as designed
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items in water heater closet, water heater must remain free and clear of items
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Rubber splash guard damaged, replace
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.7 Living Room/Wall Condition
Walls heavily discovered, repair
2.10 Kitchen/Stove or Range with Oven
Excessive amount of items stored on stove, unable to test during inspection. Tenant to declutter items on stove.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit and on patio
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items surrounding water heater in closet
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove digital lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit
3.12 Bathroom/Tub or Shower
Right bathroom

Tub diverter stuck in shower mode, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.4 Heating and Plumbing/Water Heater
Clear personal items out of hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Garbage disposal cover plate damaged, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
1.1 Living Room/Living Room Present
PLEASE CALL 510-672-9108 30 MIN PRIOR TO ARRIVAL -JC 8/4 tenant claims she was home all day 7/18
Tenant no show 7/18/2025 9:22am. Beige with brown trim, no response to knocking on door or doorbell.
8/26/25 received proof of section 8
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12.
We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

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1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.1 Living Room/Living Room Present
08/04/25- Spoke to owner, who stated they sent in info regarding having Section 8 tenants for both unit 1 and 2. The inspection is scheduled for 08/06 and i advised for us to move the inspection that way it gives us time to process the info sent to us. Re-scheduled inspection to 09/16 between 1-4pm and advised him that he will hear from us when we process the info and the inspection will ultimately be cancelled. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
30 MIN PRE-CALL TO 510-200-1984 (use for back up)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.7 Other Rooms/Wall Condition
Closet door off track, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry missing cover plate.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement. Severe peeling paint inside of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Patio screen door torn, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.5 Other Rooms/Window Condition
Tenant to move large headboard blocking access to window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove small appliance from patio
2.12 Kitchen/Sink
Garbage disposal switch has short, repair

Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive calcium/ discoloration in toilet
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan left bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave handle missing/damaged
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater storage closet
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of any obstruction.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting, repair
2.10 Kitchen/Stove or Range with Oven
1 - remove foil from stove as it can retain oil and become fire hazard

2 - clean excessive grease splatter on stove and range hood
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet and excessive items on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to hallway ceiling, large hole around sprinkler
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.5 Other Rooms/Window Condition
Tenant to move desk to allow direct access to window (fire exit)

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
4.4 Other Rooms/Security
No access to room as door locked, tenant to provide access to room for inpsection. Someone was in shower in bedroom 2 and didnt respond to inspector or property manager.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
1.1 Living Room/Living Room Present
received proof property is vacant
1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
8/4/25 RECIEVED PROOF OF OWNER OCCUPANCY
3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)
8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit
3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
1.1 Living Room/Living Room Present
8/4/25 received proof of section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
Broken closet doors. repair or replace
3.12 Bathroom/Tub or Shower
Chipping peeling paint above shower head remove or repaint.
3.7 Bathroom/Wall Condition
remove black discoloration
3.3 Bathroom/Electrical Hazards
master bedroom.foreign object stuck inside of GFCI outlet. repair or replace
7.4 Heating and Plumbing/Water Heater
water heater leaking from bottom repair or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right front bedroom non operable, repair.
8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.
2.10 Kitchen/Stove or Range with Oven
non working rear right burner. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace
3.12 Bathroom/Tub or Shower
master bedroom. shower diverter not working liked design. repair or replace

2.5 Kitchen/Window Condition
broken blinds. repair or replace
2.7 Kitchen/Wall Condition
cracked and peeling wall. repair
3.4 Bathroom/Security
cracked and broken door.repair or replace
3.7 Bathroom/Wall Condition
broken towel rack repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping paint inside of sink. remove or repaint
3.12 Bathroom/Tub or Shower
stopper not functioning like designed.repair or replaced.
2.12 Kitchen/Sink
non working garbage disposal. repair or replace
3.3 Bathroom/Electrical Hazards
broken light switch. repair or replace.
2.5 Kitchen/Window Condition
broken blinds. replace
2.12 Kitchen/Sink
garbage disposal making loud noise. repair or replace.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing/not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke CO detective missing
2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
JC-8-5-25 Spoke to the owner who requested a reschedule - he already alerted the tenants the 8/6 inspection would not take place. R/S to 9/22pm. Mailed new notices.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-646-7049 JENSON
8/6/25 no show 11:01 am picture taken.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 - leave a voicemail if they dont answer
JC-8-5-25 Spoke to the property manager and r/s the 8/18 inspection to 9/3 - the tenants is out of town.
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
1.1 Living Room/Living Room Present
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
7.2 Heating and Plumbing/Safety of Heating Equipment
Unable to access water heater door clear egress from blocking door
8.7 General Health and Safety/Other Interior Hazards
Smoke detectors missing/not working properly throughout entire unit- repair/replace
Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer is missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink not not working/draining properly - Repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing/not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/co detector missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Vanity mirror damaged/broken - safety hazard- repair/replace
3.13 Bathroom/Ventilation
Vent very dusty - repair/replace
3.4 Bathroom/Security
Bathroom door damaged - repair/replace
4.4 Other Rooms/Security
Bedroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway closet door damaged-repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
bedroom door damaged - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
vent cover fan damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .
2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace
8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from top of water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
washroom door not properly secured - repair /replace
8.7 General Health and Safety/Other Interior Hazards
smoke detectors throughout entire unit missing/not working properly
living room Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/ Co detector missing not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.1 Bathroom/Bathroom Present
inside and around toilet very badly discolored - health and safety - clean/remove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
plastic around base board around toilet area separating - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable/not self lighting. Repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair/replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.
8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to patio door to access water heater door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. Repair
1.1 Living Room/Living Room Present
No show- Dog inside unit alone could not enter unit.
2.10 Kitchen/Stove or Range with Oven
non working oven and range hood. repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
2.8 Kitchen/Floor Condition
chipping on floor tile is peeling up. repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items from water heater storage closet
2.12 Kitchen/Sink
leaking under the sink. repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Peeling paint inside of sink, repair
3.12 Bathroom/Tub or Shower
Peeling paint inside of tub, repair
3.5 Bathroom/Window Condition
replace missing screens in in master and hall bathroom
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.5 Kitchen/Window Condition
replace torn screen.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items in hot water heater closet, water heater must be free and clear of any items
4.3 Other Rooms/Elecrtical Hazards
Tenant to declutter room to allow access to outlets for testing/inpsection

4.4 Other Rooms/Security
Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door

4.5 Other Rooms/Window Condition
Tenant to declutter room to allow access to window for inspection

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair
2- Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.4 General Health and Safety/Garbage and Debris
Tenant to remove appliances from patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Living room common area smoke detector/carbon monoxide detector inoperable, repair or replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking, repair

2- peeling paint in tub, resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

1.5 Living Room/Window Condition
damage torn screens on sliding glass door. repair or replace.

2.11 Kitchen/Refrigerator
Damage refrigerator door seal. repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.

4.5 Other Rooms/Window Condition
damage screens on window. replace.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

2.10 Kitchen/Stove or Range with Oven
Range hood severely soiled and has peeling paint, repair or replace

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets left and right of window missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tile cracked at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Common area hall smoke detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Rear door damaged, replace as door is splitting from bottom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair peeling paint in sink

Cabinet door missing, replace

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub enclosure wall damaged, repair

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean excessive build up in toilet

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

2.10 Kitchen/Stove or Range with Oven
Unable to inspect, excessive amount of items being stored on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Recaulk tub. Interior caulking severely deteriorated
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
NO ACCESS, PROVIDE ACCESS
8.10 General Health and Safety/Site and Neighborhood Conditions
Front left handrail leading upstairs to unit loose, secure
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
2.5 Kitchen/Window Condition
replace torn screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
1.1 Living Room/Living Room Present
JC-4-29-25 Spoke to the tenant and r/s the 5/5 inspection to 6/17
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.

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1 hour pre-call to KELLY 916-759-8508
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1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room
1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit
1.8 Living Room/Floor Condition
Install flooring in unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.7 Bathroom/Wall Condition
walls heavily discolored, repair
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens
4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room
4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair
2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
8.1 General Health and Safety/Access to Unit
Install unit number on front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Tile at front entry damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit
1.3 Living Room/Electrical Hazards
Outlet on right wall missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.5 Bathroom/Window Condition
Window screen torn, repair
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:00pm, downstairs unit.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-21-25 Owner requested another r/s. Moved to 10/8
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair
1.1 Living Room/Living Room Present
OWNER IS STATING THERE IS AND HAS BEEN A SD IN THE LIVING ROOM SINCE THE FIRST INSPECTION -JC 8/7/25
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Leak behind all 3 control knobs while shower is in use, repair
4.6 Other Rooms/Celing Condition
Repair crack on ceiling in rear bedroom
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence panels on fencing leading to unit
8.2 General Health and Safety/Exits
Tenant to clear items blocking exit in bedroom 2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the tenant who called and requested a r/s as she will not be available. r/s to 9/4 - advised her to notify the owner
1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
1.1 Living Room/Living Room Present
30 min pre-call to 510-453-1167
JC-8-7-25 Spoke to the owner who advised they are not available on the 27th. R/S to 9/16
4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
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7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.

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8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner who called and requested to r/s - work is being done in the unit. Moved the inspection to 9/18

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, base present. Replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
8/6/25 received tenant refusal form. NOTE: owner MUST still pay program fees.

2.1 Kitchen/Kitchen Area Present
8/5/2025 OWNER CALLED IN ADVISED TENANT SIGNED A REFUSAL FORM. WILL EMAIL IT TO US. ONCE RECEIVED WE WILL CANCEL IT AND REVERSE THE FEES. ADVISED WE WILL MOVE IT OUT FROM 8/12/2025 TO 9/19/2025 1PM-4PM FOR NOW. MR. CHANG CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath mounted TV has no power, repair

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
8.1 General Health and Safety/Access to Unit
no show- 7/22 1:53 red house
1.1 Living Room/Living Room Present
8/7/25 recevied proof property was sold and prior tenants are now the owners and still occupy the property

7/23/25 No access, tenant state no knowledge of inspection.
1.1 Living Room/Living Room Present
ADDRESS IS: 1662 SAN BENITO (PLEASE MAKE SURE THIS IS ON EVERY ROUTE) (((pre-call below)))
!!!! 2ND NOTE FOR ROUTE!!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email confirming this on the day of inspection
CH-7-17-25 pre call owner 925-872-1831 CORRECT
JC-5-21-25 R/S from 7/1 to 7/17 (owner will be out of town).
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
!!!! NOTE FOR ROUTE !!! : Inspector, please verify that the units have 2 prong outlets only throughout the entire unit at the re-inspection and send an email to our office confirming on the day of inspection
CH-7-17-25 owner needs a pre call 925-872-1831
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace as unit exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Tenant to clear personal items blocking access to window, window is a fire exit and must be accessible.
8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (fire exit)
1.1 Living Room/Living Room Present
8/7/25 RECEIVED PROOF PROPERTY IS OWNER OCCUPIED
.
7/23/24 Tenant state no notice of inspection and they are the owners of the property.
1.1 Living Room/Living Room Present
JC-8-7-25 Spoke to the owner last week and she indicated she would like to seal the hall windows shut. Advised I would check with the inspector. Confirmed sealing the hall windows (only) is acceptable to pass as long as she removes any and all hardware that is present that would indicate the window could open and ensure that it is fully sealed. Owner is aware.
1.4 Living Room/Security
Front door missing striker plate, install

Remove key lock on front room
1.5 Living Room/Window Condition
Window screens missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet doors underneath faucet are heavily deteriorated, repair or replace
3.13 Bathroom/Ventilation
Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Window screens missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Rear laundry room window missing screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

front hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall windows dont stay open without prop, repair. Windows must stay open without props
1.1 Living Room/Living Room Present
Property is now owner occupied
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.
3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.
7.4 Heating and Plumbing/Water Heater
Cannot locate water heater.
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher is not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing – repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite – repair/replace
Hood range fan very loud – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock first right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer 11.42
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
1.4 Living Room/Security
front door screen door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.4 Living Room/Security
front door security screen damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
1.1 Living Room/Living Room Present
no address just a street name

Parcel is a garage only for 5303 Van Fleet
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair
3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states unit is not a rental and owner occupied. Owner to follow up with City of Richmond to get unit removed from rental database.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.
1.1 Living Room/Living Room Present
8/8/2025 Resident st uni not aware of inspection, Grey house with white trim. Picture taken.
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit states that unit is owner occupied and will follow up with City of Richmond to have removed from rental database.
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair
2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5 Kitchen/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Install patio screen door
7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove digital lock from door

4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink clogged, repair
8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood
6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
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CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
JC-8-18-25 Inspector advised this is a commercial property not a residential property. Upon search the address comes back as a business. Exempt.
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
8/11/25 received proof that property is family occupied

2.10 Kitchen/Stove or Range with Oven
Excessive oil splatter on stove, clean.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
property is vacant and owner intends to sell in 2026

1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD

8.1 General Health and Safety/Access to Unit
no show - 07/21/2025 10:05 am peach house peach trim

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.1 General Health and Safety/Access to Unit
Light above rear door inoperable, repair

1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install

8.6 General Health and Safety/Interior Stairs and Common Halls
remove black discoloration from hall walls.

replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.

8.1 General Health and Safety/Access to Unit
Repair leaning fence in backyard.

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

2.12 Kitchen/Sink
Non working garbage disposal repair or replace.

leaking sink faucet repair or replace.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom, Bathroom, toilet, base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom number 2 smoke detector not working properly repair/replace

4.4 Other Rooms/Security
Remove Key door locks from all 5 bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Both front and rear hallway smoke detector is missing/Not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
CO detector inoperable - repair/replace

8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
All burners Must self-ignite - repair/replace

4.4 Other Rooms/Security
Remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
Patio screen door damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
Address is 1920 Nevin Ave #B
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
4.4 Other Rooms/Security
Secure door knob to door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
1.5 Living Room/Window Condition
Install quick release for security bars

Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint on exterior/interior, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door. Cabinet door right of stove missing
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.6 Kitchen/Ceiling Condition
Ceiling has heavy discoloration, treat ceiling/ repair
2.7 Kitchen/Wall Condition
Repair damaged wall right of kitchen window
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door missing, replace
3.12 Bathroom/Tub or Shower
Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint
3.5 Bathroom/Window Condition
Window is severely deteriorated and no long able to keep out the elements.

Window screen missing, replace/install
3.6 Bathroom/Ceiling Condition
Peeling paint and heavy discoloration on ceiling, repair
3.7 Bathroom/Wall Condition
Peeling paint and heavy discoloration on walls, repair
4.6 Other Rooms/Celing Condition
Ceiling has heavy discoloration, repair/treat damaged area
4.7 Other Rooms/Wall Condition
Walls have heavy discoloration, treat/repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install quick release for security bars
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture and trash from exterior of complex.
8.7 General Health and Safety/Other Interior Hazards
Hall light cover missing, replace and install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle above sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.7 Bathroom/Wall Condition
Repair damaged wall on left side of toilet
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has hot/nuetral reverse. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Install striker plate on door frame
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.7 Other Rooms/Wall Condition
Repair walls, evidence of water damage and heavy discoloration leading into closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route.
JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. replace.
3.12 Bathroom/Tub or Shower
tub severely discolored . Resurface.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Left wall
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood, hood has peeling paint and rust
3.12 Bathroom/Tub or Shower
Resurface tub, rust present and peeling paint
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace missing window lock mechanism
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL 510-697-0152 PRIOR TO ARRIVAL TO THE FIRST UNIT. OWNER HAS MULTIPLE PROPERTIES ON THE SAME DAY Please add that entire note to route. JC-3-12-25 R/S THE 4/11 INSPECTION TO 4/17. OWNER OWNS 19 UNITS TOTAL - SPLIT BETWEEN TWO DAYS. CONF WITH OWNER.
1.4 Living Room/Security
doorbell inoperable. Replace.
2. porch light inoperable. repair.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown vegetation in back yard.
1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet inoperable, will not flush. Repair
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair
8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)
3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling
3.3 Bathroom/Electrical Hazards
Replace rusted light fixture
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet
3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window
7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access
2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level
8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the tenant and rescheduled the 9/11 inspection to 10/6 - she has to work
4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
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1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO THE NUMBER BELOW
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in laundry room inoperable, replace
1.1 Living Room/Living Room Present
per a voicemail left: THE CORRECT ADDRESS IS 121 S 6Th ST.
JC-8-12-25 Spoke to the tenant and r/s the 8/15 inspection to 9/19 - tenant got the notice late and cannot take off work.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-484-4328
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Patio screen door lock mechanism damaged, repair/replace
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

3.12 Bathroom/Tub or Shower
chipping and peeling paint.
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
JC-8-12-25 SPOKE TO THE TENANT AND R/S THE 8/14 INSPECTION TO 9/25. SHE ADVISED SHE IS ON S8. ADVISED HER TO HAVE THE OWNER REACH OUT TO HAVE THE INSPECTION CANCELLED.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace
3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.
8.7 General Health and Safety/Other Interior Hazards
book shelf blocking egress remove or relocate.

clutter/personal items throughout house
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
2.3 Kitchen/Electrical Hazards
Kitchen light cover, missing repair/replace
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
8.1 General Health and Safety/Access to Unit
vacant unit
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
Tenant no show 7/9/2025 10:35am
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-8-12-25 Owner called in and advised he is having difficulty getting all the repairs done at the 4-plex due to tenant schedules (out of town) and some refusing access. R/S the 8/13 inspection to 10/8
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
4.10 Other Rooms/Smoke Detectors
replace non working smoke detector
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
remove black discoloration form window
1.5 Living Room/Window Condition
window hard to open. repair or replace

2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
2.5 Kitchen/Window Condition
replace missing screen
3.5 Bathroom/Window Condition
replace missing screen

window will not open or close like design repair or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front back and side of property.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown tress grass and bushes from side of house.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.5 Living Room/Window Condition
window will not stand without prop. repair or replace.
replace missing screen.
3.12 Bathroom/Tub or Shower
deteriorating caulking. recaulk bath tub.
4.5 Other Rooms/Window Condition
window do not stay up without prop
prop replace missing screens
remove black discoloration
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.
8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
JC-8-12-25 Spoke to the owner and r/s the 9/9 inspection to 10/8 - owner is having a difficult time getting the tenants to agree with the inspections. They have changed the locks.
No show 10:50 am, picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
2.3 Kitchen/Electrical Hazards
repair broken ceiling light.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
2.6 Kitchen/Ceiling Condition
non working ceiling light repair or replace.
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace

3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
1.1 Living Room/Living Room Present
CH-8-13-25 tenant call in said gated area code #9349 PH3 510-326-2651
1.1 Living Room/Living Room Present
JC-8-13-25 Spoke to the tenant and r/s the 9/18 inspection to 10/8 - repairs are not done and she is going out of town to drop her daughter off for college. Advised her to alert the owner/mgr of the date change
4.10 Other Rooms/Smoke Detectors
Install smoke detector in room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/13/25 received proof that owners mother lives in unit

6/17/2025 SPOKE WITH OWNER ADVISED INSPECTOR WAS THERE AT 11:45AM SECURE BUILDING. I ADVISED HER I CAN RESCHEDULE FOR 7/17/2025 1PM-4PM. SHE SAID THAT WOULD WORK AND WILL LET THE TENANT KNOW. CALL 30MIN PRIOR 562-277-8682 ALISON

Tenant no show 4/25/2025 3:35pm, no access to unit as it is behind locked security gate at Marina Lakes

6/16/2025 Tenant no show, inspector has no access to that side of Marina Lakes 11:45am. Picture taken. OutSource It called at end of inspectors day and stated tenant called and provided access number. It was too late for inspection but number will be added for future inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace

2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)

1.4 Living Room/Security
Bottom of front security gate damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

1.5 Living Room/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.

3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:05AM, possible vacant t unit. Didnt see any furniture in unit through front window. Center unit in green triplex.
1.1 Living Room/Living Room Present
8/13/2025 Tenant no show 11:08am. Right side unit at green triplex. No response to doorbell which is located outside of exterior security gate leading to unit.
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen top right burner, not operable. repair.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
1.1 Living Room/Living Room Present
8/13/25 No show 1:54 pm, brown house, picture taken.
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
2.5 Kitchen/Window Condition
Kitchen window screen missing, replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.12 Bathroom/Tub or Shower
Unable to inspect tub, full of personal items. Remove for inspection.
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12 Bathroom/Tub or Shower
Resurface tub, rust present throughout
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has hot/ neutral reverse, repair
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.1 Bathroom/Bathroom Present
NO ACCESS, IN USE DURING INSPECTION.
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
Address may be 147 S 4th
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
8/15/2025 Went to address listed which is 147 4th St. Spoke with tenant whom stated she is current owner and she will follow up with City of Richmond as she did receive notice. Beige house with Orange trim.
1.1 Living Room/Living Room Present
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
08/14/25- Spoke to tenant, re-scheduled inspection from 08/15 to 09/23 from 9am-12pm due to tenant and owner not being available. T agreed on rescheduled date and will be present. M.T
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
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PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace

4.5 Other Rooms/Window Condition
replace missing screen

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

1.3 Living Room/Electrical Hazards
hot neutral reverse. repair or replace

4.4 Other Rooms/Security
remove key lock

8.1 General Health and Safety/Access to Unit
vacant unit- 08/14/2025

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

1.1 Living Room/Living Room Present
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-8-14-25 Owner called in stating he received the invoice, but not the fails from 6/11.. advised I would email the notices to him
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

4.5 Other Rooms/Window Condition
replace missing screen

4.4 Other Rooms/Security
remove keylock

8.1 General Health and Safety/Access to Unit
unit is exempt, section 8 unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit

8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
3.5 Bathroom/Window Condition
Lock missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling
3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-8-14-25 Spoke to the owner who advised she needs more time to make repairs (7 units) R/S from 9/18 to 10/30. Advised her to alert the tenants.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
1.1 Living Room/Living Room Present
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 2:00pm, right unit at triplex.
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

Range hood vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off hinge, repair
3.5 Bathroom/Window Condition
Window will not lock, repair
4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
3.12 Bathroom/Tub or Shower
Leak behind control knob, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation

1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they werent notified of any inspection
1.1 Living Room/Living Room Present
7/21/25 recevied proof of owner occupancy

30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
30 min pre-call to 415-827-1028
1.1 Living Room/Living Room Present
08/15/25- Spoke to owner, he requested an ext due to him being out of town and wanting to be present. Re-scheduled to 09/19 between 11am-2pm. O agreed. M.T

30 MIN PRE-CALL 510-385-1242
2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace
3.1 Bathroom/Bathroom Present
1st floor
3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace
4.4 Other Rooms/Security
remove key locks
5.2 Secondary Rooms/Security
garage locked could not enter to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 2:22pm, light brown house with brown trim. Corner house. No response to knocking on front security gate.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken
1.1 Living Room/Living Room Present
8/14/25 RECEIVED PROOF OF PROPERTY SALE
8/15/2025 Tenant no show 9:50am. Green house with white trim. No response to knocking on front door or doorbell.
1.1 Living Room/Living Room Present
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in basement

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in add on room

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

2.13 Kitchen/Space for Storage, Prep and Serving
Front of kitchen countertop by sink deteriorated, repair

Recaulk behind sink along countertop, caulking damaged

Kit. = Missing Cabinet Drawer. Left of stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove latch locks from door
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking inside of tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet
3.13 Bathroom/Ventilation
Clean vent fan
2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.4 Living Room/Security
Install door sweep on front door

5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Repair hole on wall left of heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair

1.1 Living Room/Living Room Present
8/15/25 owner claims this is family occupied but refuses to provide proof. Also refused to provide proof to Rent board.

8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:10

1.1 Living Room/Living Room Present
8/15/25 received proof property sold

8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 9:15

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 510-760-8400
JC-8-18-25 Spoke to the mgr and rescheduled the 9/26 inspection to 10/8 - he will be out of town. He will notify the tenant of the date change.
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER 510-377-6271
Tenant no show 6/19/20205 3:40pm, tenant home but states she is unaware of inspection and refused entry.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

1.1 Living Room/Living Room Present
7/21/25 recived proof of Section 8

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF FAMILY OCCUPANCY

1.1 Living Room/Living Room Present
7/21/25 proof of vacant unit received

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/21/25 received proof of family occupancy

1.1 Living Room/Living Room Present
7/25/25 proof of section 8

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
Property sold

1.1 Living Room/Living Room Present
JC-8-18-25 Spoke to the tenant who advised he will be out of town on 9/18 - rescheduled the inspection to 10/8 and advised he tell the owner or pm.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

4.5 Other Rooms/Window Condition
1. Missing screen at top right window in bedroom, replace.
2. Excessive discoloration on widow.

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
7/21/25 RECEIVED PROOF OF SALE, NEW OWNER IS OWNER OCCUPIED
8/18/25 no access. Per Owner it is not a rental.

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Downstairs bathroom toilet flush/fill valve is stopped up.

2.10 Kitchen/Stove or Range with Oven
Stove exhaust fan missing knob, replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower
LOWER LEVEL BATHROOM
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door
8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace
8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Light switch cover plate at entry of unit damaged, replace
1.4 Living Room/Security
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
shower head leaking in rear, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Drawer front left of refrigerator missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 year life span (2012)

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window

Outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.10 Kitchen/Stove or Range with Oven
Light switch on range hood missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
8/14/25 received statement property is vacant and will be sold

8/13/2025 Tenant no show 11:00am, yellow townhouse with blue door. No response to knocking on door or doorbell.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
8/14/25 PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/18/25 RECEIVED PROOF OF PROPERTY SALE
1.1 Living Room/Living Room Present
8/14/25 RECEVIED OWNER REQUEST FOR EXEMPTION
7/27/2025 No show 2:47pm. Unit is currently vacant and under renovation. Spoke with owner over the phone who specified she replied to original notice and submitted paperwork as unit has been vacant for months.
1.1 Living Room/Living Room Present
8/14/25 PROPERTY IS VACANT AND FOR SALE
8.1 General Health and Safety/Access to Unit
no show - grey house white trim. 7/21 11:53
2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
1.5 Living Room/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace

1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.4 Other Rooms/Security
remove key lock
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling
5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
4.4 Other Rooms/Security
remove keylocks
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.4 Living Room/Security
torn security door repair or replace
3.4 Bathroom/Security
remove key lock
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris
4.5 Other Rooms/Window Condition
replace missing screens

4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
8/19/25 received information from owner that property is vacant and will either be sold or owner occupied
7/23/25 No show 11:05 am, green house. picture taken.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace
1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window
2.12 Kitchen/Sink
Resurface kitchen sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by right sink in master bedroom level 2
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
MASTER BEDROOM LEVEL 2
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb
5.2 Secondary Rooms/Security
Install patio door screen
3.3 Bathroom/Electrical Hazards
Install GFCI receptacles by left and right sink in master bedroom
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Secure faucet to sink
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink will not reset, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.
1.6 Living Room/Ceiling Condition
Ceiling damaged - repair
1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly - safety/tripping hazard - repair/replace
2.4 Kitchen/Security
Bottom hinge on Kitchen door to garage Not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress From behind bedroom door door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim
1.4 Living Room/Security
Front door door, striker plate missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly - repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.4 Living Room/Security
Front door door knob, damaged - repair/replace
1.8 Living Room/Floor Condition
Front door plate, not properly secure - repair/replace
2.12 Kitchen/Sink
Faucet handle loose - repair/replace
3.3 Bathroom/Electrical Hazards
Bathroom GFCI outlet Not Testing/working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock from closet door
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

2.4 Kitchen/Security
Remove keyed entry lock from kitchen door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.4 Living Room/Security
Front security gate damaged, repair or remove

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

4.6 Other Rooms/Celing Condition
Secure light fixture

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.5 Living Room/Window Condition
Window screen damaged, repair
4.5 Other Rooms/Window Condition
Right window screen missing, replace
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
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CH8-20-25 LL call in pre call 30 min prior 510-575-3483
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.
4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.
4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.
1.3 Living Room/Electrical Hazards
Living room outlets non operable, repair.
1.4 Living Room/Security
Front door metal gate has large holes, repair /replace.
1.1 Living Room/Living Room Present
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.
2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.
4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.
2.5 Kitchen/Window Condition
Kitchen window missing screen, replace.
2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.
1.1 Living Room/Living Room Present
8/20/25 No show 12:16 pm beige house, picture taken.
2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
3.7 Bathroom/Wall Condition
Bathroom wall has large hole near tub area, exposure. Repair

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Kitchen stove two bottom burners not self igniting, repair/replace.

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Upstairs bathroom toilet water pressure low, repair.
2. Toilet knob not functioning properly, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
NO HOT WATER, repair

4.5 Other Rooms/Window Condition
Left backside bedroom #2 has excessive mildew and discolortion.repair/replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Bathroom light doesnt work, repair/replace.
3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.
8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace
1.4 Living Room/Security
Excessive clutter in living room area, fire hazard, clean.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.
3.12 Bathroom/Tub or Shower
Resurface tub, recaulk inside of tub unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
3.6 Bathroom/Ceiling Condition
Evidence of water damage, water bubbles on ceiling. Repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
- Outlet on right wall missing cover plate, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REAR BATHROOM BY KITCHEN

1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Recaulk tub, interior

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
RIGHT GFCI INOPERABLE, REPLACE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

2.10 Kitchen/Stove or Range with Oven
Replace range hood, heavily soiled/rusted/peeling paint

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
REPLACE WITH GFCI

3.12 Bathroom/Tub or Shower
Clean discoloration in enclosure

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Recaulk exterior of toilet base in rear bathroom, caulking damaged.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

LOWER LEVEL ROOM BEING USED AS SLEEPING QUARTER

4.4 Other Rooms/Security
Remove keyed lock from interior door.
REMOVE KEYED ENTRY DOOR LEADING TO LOWER LEVEL ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
OUTLET ON RIGHT WALL LOWER LEVEL

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

3.1 Bathroom/Bathroom Present
NO ACCESS IN USE DURING INSPECTION, BATHROOM MUST BE INSPECTED

5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring in rear storage severely damaged, repair

1.1 Living Room/Living Room Present
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window leaning against building blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock on bathroom lower level

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Missing cabinet door underneath glass top stove

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat
1.1 Living Room/Living Room Present
JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
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JC-8-21-25 Spoke to the owner and rescheduled the 8/25 inspection to 10/8 - she is going to send pw for exemption
1.1 Living Room/Living Room Present
JC-9-3-25 O called to advise the tenant is moving out at the end of the month. She plans to renovate the property and sell it. Advised her to email a statement. R/S from 9/16 to 11/17
JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
1.1 Living Room/Living Room Present
JC-8-21-25 Owner requested another r/s. Moved to 10/8
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-997-5935 AND ADD NOTE BELOW PLEASE!
NOTE FOR ROUTE: Owner advised the patio lights have sensors and are designed to come on at night and not during the day, so they work as designed. Please provide more detail should you deem it a fail during the re-inspection.
JC-8-7-25 R/S FROM 8/27 TO 9/16 PER OWNER REQUEST
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Install deadbolt on rear door
2- Rear patio light inoperable, repair

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key locks
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
8.7 General Health and Safety/Other Interior Hazards
replace missing co detector
3.3 Bathroom/Electrical Hazards
gfci will not trip or reset. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
2.5 Kitchen/Window Condition
replace broken window and missing screen
1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection
1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.1 Living Room/Living Room Present
Tenant no sow 8/21/2025 9:52am. No response from ring camera or knocking on door. White house with blue trim.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Outlet by sink has open grounds, replace with GFCI
3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
Light fixture cover missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Install striker plates on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window
3.5 Bathroom/Window Condition
Install lock on window
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
2.8 Kitchen/Floor Condition
Baseboard trim damaged by kitchen door, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door underneath sink
3.4 Bathroom/Security
Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.4 Living Room/Security
Remove keyed entry lock on door in living room
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath left window
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
5.2 Secondary Rooms/Security
Remove keyed entry lock from basement door and hall door
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition
Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security
Glass closet door in basement damaged, repair or remove

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/20/25 received proof of Section 8
2.8 Kitchen/Floor Condition
Kitchen flooring deteriorating, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath window missing cover plate
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.5 Heating and Plumbing/Water Supply
Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
1.1 Living Room/Living Room Present
8/22/25 received proof of family occupied
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
1.1 Living Room/Living Room Present
8/22/25 proof received property is for sale
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.

8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.

2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace

2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.2 General Health and Safety/Exits
Install striker plates on rear door frame

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Outlet across from front door has something broken inside, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Secure door knobs to door

4.3 Other Rooms/Elecrtical Hazards
Outlet on center wall has no power, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Repair/recaulk tub

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

3.5 Bathroom/Window Condition
Repair damaged window frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Replace missing range hood vent screens
1.1 Living Room/Living Room Present
JC-8-25-25 Owner called in last week irate stating the inspector told him he would not be charged for a re-inspection fee. Reached out to the inspector and he advised he said no such thing. Contacted the owner and advised we would waive the fee as a one-time courtesy.
1.3 Living Room/Electrical Hazards
Replace cracked receptacles and install cover plates
2.10 Kitchen/Stove or Range with Oven
Plug in appliances for inspection, unit being renovated during inspection
2.3 Kitchen/Electrical Hazards
Secure light fixture to ceiling

Install cover plates on receptacles
3.3 Bathroom/Electrical Hazards
Outlet above toilet has open grounds, repair or remove

Bathroom GFI wont reset, replace
3.4 Bathroom/Security
Install door
3.5 Bathroom/Window Condition
Install window screens
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
All outlets in room have cracked receptacles, replace
4.5 Other Rooms/Window Condition
Install window screens
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant and granted an extension from 8/26 to 10/8 - she needs additional time for the tenant remove items fail (tenant had two surgeries and needs assistance. the manager/maintenance will not assist)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the mgr and rescheduled the 8/27 inspection to 10/13 - their mailing address changed (they will send an email about this). Advised her to alert the tenant
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
5.3 Secondary Rooms/Electrical Hazards
Light switch leading to downstairs laundry area has damaged coverplate, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Heater makes loud continuous buzzing sound when not in use, repair
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
Tenant no show 7/1/2025 12:08pm, picture taken
1.1 Living Room/Living Room Present
CH-8-25-25 pre call 30 min prior 510-882-9286
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
1.1 Living Room/Living Room Present
JC-8-25-25 Spoke to the tenant (he has a surgery on 9/17) rescheduled the inspection to 10/13. He will notify the owner/mgr
2.3 Kitchen/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL 415-846-3506
JC-8-25-25 Spoke to the mgr and r/s the 9/23 inspection - she will be out of town. Sahe will alert the tenant
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window
1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair
2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage
3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater
8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door
3.12 Bathroom/Tub or Shower
Master bathroom shower knob falling off/loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS
2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.
3.4 Bathroom/Security
Remove keyed entry lock
4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install knob on rear security gate
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
2.5 Kitchen/Window Condition
replace missing screen
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.4 Living Room/Security
torn security door screen cut hazard repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit
1.5 Living Room/Window Condition
Install quick release for security bars
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
2.10 Kitchen/Stove or Range with Oven
Replace range hood, range hood has peeling paint and rust present

burners not self lighting, repair

tenant to remove foil from stove as it can retain oil and become hazard
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
1.5 Living Room/Window Condition
Front exterior window screen broken, repair/replace.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
4.10 Other Rooms/Smoke Detectors
Smoke detector in right rear bedroom non operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.
2.10 Kitchen/Stove or Range with Oven
Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher needs to drain through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Front right burner knob inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting as elements removed, replace
3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

2.12 Kitchen/Sink
Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair
3.13 Bathroom/Ventilation
Tenant to clean excessive dust build up on vent fan
7.4 Heating and Plumbing/Water Heater
Tenant to move items being stored in hot water heater storage closet
1.1 Living Room/Living Room Present
Tenant no show 6/10/2025 as minor only person present. PM unable to enter unit for inspection without adult present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector has low audible alert, replace
2.11 Kitchen/Refrigerator
Door gasket damaged, repair

Light inoperable, repair
4.4 Other Rooms/Security
REFUSAL OF ENTRY INTO BEDROOM 2, OCCUPIED. TENANT MUST PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Water heater pilot light cover missing, replace
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. Repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead knats in refrigerator/freezer
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Remove excessive clutter in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector on left side inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in left bathroom, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

Refrigerator has evidence of it leaking in front of unit, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Clean discoloration in window

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

3.12 Bathroom/Tub or Shower
Peeling paint inside of left bathroom tub, repair

7.4 Heating and Plumbing/Water Heater
NO access to hot water heater, tenant to move items blocking hot water heater closet

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134
06/20/25- Spoke to owner, unit is vacant in the process of being rented out again. PLEASE GIVE O A 30 MIN PRE-CALL AT 510-604-1134. M.T

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Install safety guides for glass shower doors

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window

8.8 General Health and Safety/Elevators
The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove

2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of bedroom window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
JC-8-26-25 Spoke to the manager - they need more time repairs are not done at the site/some tenants are still working on their fails
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.
8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
1.1 Living Room/Living Room Present
8/25/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/6/25 No show 10:15 am picture taken.

8/25/25 received proof property was sold
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.3 Kitchen/Electrical Hazards
Non GFI outlet on right end of countertop has open ground, repair
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars and window screen
8.1 General Health and Safety/Access to Unit
Install unit number on front door "A"
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry
4.4 Other Rooms/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

Surface rust in tub, repair
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
7.4 Heating and Plumbing/Water Heater
add earthquake safety straps to water heater.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
7.4 Heating and Plumbing/Water Heater
No access to water heater, door has padlock on it. Provide access to hot water heater for inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.4 Living Room/Security
Remove latch style add on lock from front door
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch cover missing, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry area
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
Tenant no show 5/12/2027 12:10pm. Front left unit, green complex with red trim. Picture taken
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install turnstyle knob on front screen door

Install door sweep on rear door to prevent air/light intrusion
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
2.3 Kitchen/Electrical Hazards
Right light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
2.10 Kitchen/Stove or Range with Oven
Ventilation fan above stove inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace

8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 1:20

2.10 Kitchen/Stove or Range with Oven
over stove hood area rusted . replace.

3.3 Bathroom/Electrical Hazards
install gfi next ti sink.

5.2 Secondary Rooms/Security
door to closet missing knob. replace.

8.1 General Health and Safety/Access to Unit
No Show/refused at door. - 05/27/2025 9:05
tenant that came to door did not speak english and no one was home to translate

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in bedroom #4 level 2

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong

4.4 Other Rooms/Security
Remove keyed lock from interior door. Jack & Jill door in bedroom #6

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

4.4 Other Rooms/Security
remove keylock

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

2.5 Kitchen/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

8.7 General Health and Safety/Other Interior Hazards
unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout unit

3.1 Bathroom/Bathroom Present
No access to bathroom, occupied for entire inspection. Tenant to provide access for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in loft missing, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.13 Kitchen/Space for Storage, Prep and Serving
Right rear burner not self lighting, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory has a major leak, repair (left bathroom)

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as drain must go trough garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

2.12 Kitchen/Sink
GRBAGE DISPOSAL INOPERABLE, REPAIR

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair (left bathroom)

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 10:34am, no access as no adult present. PM unable to enter units without adult.

2.10 Kitchen/Stove or Range with Oven
Microwave handle missing, replace

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON RANGE HOOD AND STOVE, GREASE CAN BECOME FIRE HAZARD

2.12 Kitchen/Sink
Inside of dishwasher rusted , repair, remove or replace

Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Door knob and hardware (striker plate) on door frame need to be secured

Bedroom patio screen door rusted frame
4.8 Other Rooms/Floor Condition
Carpeting heavily soiled, clean
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout hallway, clean
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.5 Heating and Plumbing/Water Supply
Move personal items being stored in hot water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
LEFT SIDE COMMON AREA SMOKE DETECTOR/CARBON MONOXIDE DETECTOR MISSING, REPLACE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
7.4 Heating and Plumbing/Water Heater
Move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant home but sick, inspection to be rescheduled 6/13/2025
4.5 Other Rooms/Window Condition
Patio screen missing, replace
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Tenant to move items stored in hot water heater closet
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025 11:30, unable to enter unit as dog present and loose
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Left sink has slow drain, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house
1.1 Living Room/Living Room Present
No-show sent email

8/27/2025 Tenant no show 1:00pm, upstairs unit on right side
3.3 Bathroom/Electrical Hazards
Install GFI protected outlet in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window, window must be accessible as it is only fire exit in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Install unit number "C" on door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink
2.8 Kitchen/Floor Condition
Repair sift spot on kitchen floor in front of sink
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Light switch by rear door has cracked coverplate, replace
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
1.4 Living Room/Security
Repair damaged door seal on front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace

Common area smoke detectors both inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Right window missing lock mechanism, repair/replace
8.1 General Health and Safety/Access to Unit
Rear door needs door sweep and deadbolt lock installed
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window wont stay open without prop, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
No hot water in kitchen, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/nuetral reverse, repair
4.5 Other Rooms/Window Condition
Left window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored surrounding hot water heater

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at sink, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.5 Kitchen/Window Condition
Dining room window lock missing, install
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall behind stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry area window screen missing, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.3 Kitchen/Electrical Hazards
gfci outlet is not ground and will not test or reset. repair or replace.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding walls
2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation from ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Garage door needs deadbolt as it leads directly to exterior

5.4 Secondary Rooms/Other Potential Hazardous Features
Remove deadbolt and keyed entry lock from door leading to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection

8.1 General Health and Safety/Access to Unit
Patio screen of track, repair

8.2 General Health and Safety/Exits
Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed

8.4 General Health and Safety/Garbage and Debris
Remove appliances stored on back patio

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

1.1 Living Room/Living Room Present
30 MIN PRE-Call 510-776-7302 (Owner has more than 1 property)

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub

3.4 Bathroom/Security
Remove sliding lock mechanism from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

5.2 Secondary Rooms/Security
Front room off living room has damaged door frame, repair or replace and install striker plates

5.3 Secondary Rooms/Electrical Hazards
Outlets in front room off living room have open grounds, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored on exterior of unit in rear

8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector missing, replace

Hall closet door knobs missing, replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

2.10 Kitchen/Stove or Range with Oven
Right screen for range hood missing, replace/install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL (((510-917-6248)))
8-28-25 Rescheduled the 9/26 inspection to 9/8 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE

4.5 Other Rooms/Window Condition
scnreen damaged . Replace.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-28-25 Spoke to the owner - she will be out of town on the 10th, and the tenants are not available. R/S to 10/8am

2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.4 Bathroom/Security
Secure door knobs to door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.

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1.1 Living Room/Living Room Present
JC-8-28-25 Owner called in and advised they have a family emergency and need to reschedule. Explained to ordinance only permits 1 reschedule which we have already provided. Explained we would do a final reschedule from 9/2 to 10/3 - and will not reschedule again.
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.

1.1 Living Room/Living Room Present
JC-8-28-25 Owner advised property is under reno for the next 90 days. R/S the 10/13 inspection to 12/8. Confirmed with owner via email.
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

NON GFCI outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
resurface tub, surface rust present in tub

3.5 Bathroom/Window Condition
Window lock inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace/install
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Secure outlet to wall underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat/repair ceiling. evidence of water damage/discoloration
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
1.5 Living Room/Window Condition
Window screen damaged, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Secure right cabinet door underneath sink
2.5 Kitchen/Window Condition
1 - Lock missing, replace/install
2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet underneath window
4.6 Other Rooms/Celing Condition
Discoloration on ceiling, to be repaired/treated
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.13 Kitchen/Space for Storage, Prep and Serving
Recaulk behind sink on kitchen counter
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair
3.5 Bathroom/Window Condition
Lock missing, replace/install
4.5 Other Rooms/Window Condition
Clean discoloration in window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door
2.10 Kitchen/Stove or Range with Oven
right rear burner do not ignite like designed. repair or replace.
2.12 Kitchen/Sink
non working garbage disposal repair or replace
1.8 Living Room/Floor Condition
water damage due to underground water leak

4.8 Other Rooms/Floor Condition
water damage due to underground water leak.
8.7 General Health and Safety/Other Interior Hazards
water is turned off due to underground leak.
2.5 Kitchen/Window Condition
torn screen on sliding glass door. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom- flushing mechanism not working properly. repair or replace.
1.5 Living Room/Window Condition
torn screen on sliding screen door. repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
3.1 Bathroom/Bathroom Present
remove black discoloration
3.3 Bathroom/Electrical Hazards
GFCI outlet not functioning like designed.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet is continually running repair or replace.
4.8 Other Rooms/Floor Condition
torn carpet near bedroom entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke Detector Not Functioning Properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking water heater door
clear items around water heater
2.10 Kitchen/Stove or Range with Oven
back rear burners not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.5 Living Room/Window Condition
living room window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door unable to access
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
left rear burner not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner not working properly -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking water heater door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not working
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly very very low - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
8.1 General Health and Safety/Access to Unit
refused at door- tenant sick
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit
no show- dog inside of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Door locked, no access to bedroom for inspection
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/neutral reverse, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
REMOVE KEYED ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.5 Living Room/Window Condition
1- Peeling paint in window seal, repair

2- Window screens missing, replace

3- Tenant to clean discoloration on window seal
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.

Window screens missing, replace
3.5 Bathroom/Window Condition
Window lock mechanism damaged, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove old furniture and pool table stored on shared common area porch of complex
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
3.5 Bathroom/Window Condition
Window screen torn, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

Tenant to remove dead roaches from refrigerator and freezer
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer not maintaining temperature, repair or replace unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair
3.5 Bathroom/Window Condition
Window screen torn, repair
3.6 Bathroom/Ceiling Condition
Treat paneling on ceiling, discoloration/ signs of water damage
4.3 Other Rooms/Elecrtical Hazards
Outlets have hot/nuetral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.5 Other Rooms/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair

Clean discoloration on window seal (vacant unit)

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace/install

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

3.4 Bathroom/Security
Remove sliding lock mechanism from bathroom door

3.5 Bathroom/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window lock missing, replace/install

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Surface rust inside of tub, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Move old couch and pool table from front of unit in shared common area (common exterior walkway)

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Both heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio door lock missing, install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

8.1 General Health and Safety/Access to Unit
Clean discoloration on patio door

Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture form yard

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.12 Bathroom/Tub or Shower
1- Surface rust present in tub, resurface

2- Leak being center control knob. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen missing, replace/install

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1 of 2 shower door missing, replace or remove doors

Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Hreater inoperable, repair

2- Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter and old food from stovetop and burners

2.5 Kitchen/Window Condition
1- Window screen torn, repair

2- Secure window lock to frame

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration built up inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, resurface sink

3.12 Bathroom/Tub or Shower
Shower doors missing safety guides, install

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Install hardware on door frame, missing striker plates

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt lock rear security door, install turnstile knob on door

1.1 Living Room/Living Room Present
05/16/25- PM called in requested pre-call for insp on 06/19 510-236-8366. M.T

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has no power, repair

1.1 Living Room/Living Room Present
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present

1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken

8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose railing leading to front door. repair or replace

2.6 Kitchen/Ceiling Condition
ceiling fan broken and falling down. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st floor
broken sink faucet repair or replace

3.12 Bathroom/Tub or Shower
broken tile inside shower. repair or replace.

2nd floor shower faucet broken repair or replace

3.5 Bathroom/Window Condition
cracked window repair or replace

3.8 Bathroom/Floor Condition
cracked floor tile. repair or replace

4.10 Other Rooms/Smoke Detectors
master bedroom replace missing smoke detector

5.2 Secondary Rooms/Security
repair or replace broken garage door

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown trees in backyard

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from front yard

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector on 1st and 2nd floor

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

1.1 Living Room/Living Room Present
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

GFI outlet as no power and wont reset, repair (rear bathroom)
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.4 Other Rooms/Security
Remove keyed entry lock
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
1.4 Living Room/Security
Doorbell. Not working properly – repair/replace.
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing – repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace

4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly – repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood vent screen
2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
2.10 Kitchen/Stove or Range with Oven
CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover on outlet in kitchen leading to lower level

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace

2.6 Kitchen/Ceiling Condition
Clean food splatter on kitchen ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor and recaulk exterior of toilet

3.12 Bathroom/Tub or Shower
Resurface tub

Repair leak/spraying water on tub/shower control knob

3.13 Bathroom/Ventilation
Replace rusted vent screen on ceiling

3.3 Bathroom/Electrical Hazards
Replace rusted light fixture

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit

1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

3.12 Bathroom/Tub or Shower
tub very badly discolored - clean/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.4 Living Room/Security
clear egress to access patio door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
left and right rear burners not working properly - repair/replace
2.12 Kitchen/Sink
water pressure very low -repair/replace
garbage disposal inop -repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing
1.1 Living Room/Living Room Present
No-show 1:14 PM, gray house with blue and white trim
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
06/27/25- Owner called in stating the inspector asked him to call in to provide his info, 510-734-4488 - (owners number). All other info in the backend is up to date. M.T

CH-6-3-25 pre call 30 min prior tenant Steve 415-465-2423
Tenant no show 4/25/2025 3:30pm, no access to unit as unit at Breakers is behind locked security gate. Picture taken and attached to inspectors daily schedule
No show sent email

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in 1/2 bathroom level 1

3.7 Bathroom/Wall Condition
Repair crack on wall behind sink in 1/2 bath level 1

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- Left of entry
2- Underneath window

Replace cracked receptacles

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door level 1

8.7 General Health and Safety/Other Interior Hazards
Install Co2 detector in unit, level 1 & 2

Secure common area smoke detector to ceiling, level 2

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

TENANT to clean grease splatter on range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Replace missing door frame striker plate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Secure garage door handle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
GFI outlet has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Secure door gasket
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.8 Bathroom/Floor Condition
Repair damaged flooring outside of bathroom door
4.5 Other Rooms/Window Condition
Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove loose exposed wiring in hallway
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
Section 8
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

Outlet underneath window missing coverplate, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Weak/Missing Handrail. Front handrail loose, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove paint supplies from exterior of unit
1.4 Living Room/Security
Front door missing striker plate for deadbolt lock, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as it has been cut off inside of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T.

3640 Chanslor is a apartment complex, it has units 1-9. There is no unit that is just 3640 Chanslor. Owner to go to City Hall and have this unit removed as it doesnt exist.

2.11 Kitchen/Refrigerator
Light inoperable, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Replace missing screen on left window.

8.4 General Health and Safety/Garbage and Debris
Declutter yard and remove old appliances from rear of unit

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.1 Living Room/Living Room Present
9-2-25 No show took picture sent email

2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

2.4 Kitchen/Security
sliding glass door hard to open and close.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.5 Living Room/Window Condition
window screen damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
2.12 Kitchen/Sink
low water pressure.
2.13 Kitchen/Space for Storage, Prep and Serving
holes and deep scratches in countertops cut hazard repair or replace.
2.5 Kitchen/Window Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bathroom#2 flushing mechanism not working like designed.repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom#1
unclog sink.
3.3 Bathroom/Electrical Hazards
bathroom 1&2 non working gcfi outlet will not trip and reset. repair or replace.
3.7 Bathroom/Wall Condition
wall is cracking and deteriorating right side of tub repair.
hole around shower head. repair.
4.5 Other Rooms/Window Condition
remove black discoloration
6.3 Building Exterior/Condition of Roof and Gutters
missing,clogged and deteriorated gutters around house. repair or replace.
8.7 General Health and Safety/Other Interior Hazards
hall light switch is not functioning like designed.
1.1 Living Room/Living Room Present
owner stated there was no #2
3.7 Bathroom/Wall Condition
wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Rear door missing both striker plates on door frame, install

no show-07/01/2025

1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 2:20pm, ring camera inoperable at unit. Unit is on right side of duplex.

8.7 General Health and Safety/Other Interior Hazards
smoke detector is needed in hall and common area

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling above wall heater

1.7 Living Room/Wall Condition
Clean discoloration on walls

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing door left of sink

2.5 Kitchen/Window Condition
Window crank damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet has constant drip, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling in 1/2 bath

3.7 Bathroom/Wall Condition
clean discoloration on walls in 1/2 bath

4.3 Other Rooms/Elecrtical Hazards
Replace damaged coverplate left of window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Repair damaged door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2 - replace missing window crank

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads to exterior of home

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean excessive grease splatter on stove and range hood

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

Install window screen

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair soft spot on ceiling above stove

3.3 Bathroom/Electrical Hazards
Install GFI above sink

3.4 Bathroom/Security
Remove keyed entry lock on bathroom door

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage entry door in living room

Remove keyed entry lock on laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure drawer front

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, no power and wont rest. Repair or replace

3.5 Bathroom/Window Condition
Replace missing window pane, currently covered with cardboard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Clean black discoloration on walls

5.2 Secondary Rooms/Security
NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock

6.4 Building Exterior/Condition of Exterior Surfaces
Install cover for exterior crawl space

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel

8.4 General Health and Safety/Garbage and Debris
TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.10 Kitchen/Stove or Range with Oven
Rear right and front left burners not self lighting, repair

- Tenant to clean grease splatter on stove, range hood and backsplash

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

2.12 Kitchen/Sink
Repair damaged caulking around sink

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism

4.4 Other Rooms/Security
Replace missing door knob

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash behind stove

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Window lock missing, replace

1.5 Living Room/Window Condition
Window lock mechanism damaged, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

1.3 Living Room/Electrical Hazards
Outlet right of patio door has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet between windows has damaged coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner. She called a few times asking to reschedule (system was down). Rescheduled todays inspection to 10/13pm and advised her to alert the tenant.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 10/16 inspection to 11/17. Owner needs more time to make the repairs

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.

1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner Saad who advised he did not receive a notice for the inspection (tenant notified him) determined his information does not appear in in the database for the property. Emailed him an owner information form. R/S the 9/4 inspection to 10/13.
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.

1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
1.1 Living Room/Living Room Present
8/20/25 No show 2:02 pm, ink house, picture taken.

9/3/25 owner 8869 sold property
1.1 Living Room/Living Room Present
PROPERTY WAS SOLD AND IS NOW OWNER OCCUPIED
8.1 General Health and Safety/Access to Unit
no show - 07/25 12:00 light grey black trim
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner and rescheduled the 9/24 inspection to 10/29. Owner needs more time for repairs.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-9-3-25 Spoke to the owner who called and advised the tenant has been out of the country and he has not had time to correct the heater. R/S the inspection to 10/16
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
9/3/25 property is vacant and has been listed for sale since early 2025.
1.1 Living Room/Living Room Present
9/3/25 property sold in May 2025
2.10 Kitchen/Stove or Range with Oven
Clean excessive amount of grease splatter on stove and range hood

1.1 Living Room/Living Room Present
April 15, 2025, no-show, gray house, white trim

9/3/2025 Tenant no show 1:30pm, picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:27 grey house white trim

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

4.5 Other Rooms/Window Condition
Right window screen missing, replace

5.2 Secondary Rooms/Security
Remove keyed entry lock from storage room

Replace missing smoke detector in storage room, base present

5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

Low water pressure bathroom tub and kitchen sink, repair

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1- Shower head leaking in rear, repair

2- Resurface tub

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
Left of stove

2.5 Kitchen/Window Condition
Left window pane damaged, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover damaged, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover, sitting on side of water heater in basement
8.1 General Health and Safety/Access to Unit
Front security gate damaged causing potential cutting hazard, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358
3.3 Bathroom/Electrical Hazards
Install GFCi above sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Left window seal damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing coverplate, replace
5.2 Secondary Rooms/Security
Remove key lock from garage door (interior by kitchen) and from door on makeshift room lower level
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install missing door knobs on rear door and rear gate
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
3.12 Bathroom/Tub or Shower
Leak behind control knob

Install missing tub spout
3.5 Bathroom/Window Condition
Window track loose on bottom of window pane, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard
1.1 Living Room/Living Room Present
CH-5-8-25 Pre call 30 min prior 510-520-4933
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars
5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door
8.7 General Health and Safety/Other Interior Hazards
Replace front and rear common area smoke detectors as they both exceed 10 year lifespan
1.1 Living Room/Living Room Present
JC-4-29-25 Called the owner and left a detailed msg explaining the inspector did not complete todays inspections. Advised R/S from today to 5/19 between 9-12pm. Mailed new notices.

5/19/2025 Tennat no show 10:25am, no response to knocking on security gate or yelling in open front door. Tenant had security door locked with front door open, ring two doorbells on door, no response. Grey house with white trim.
8.7 General Health and Safety/Other Interior Hazards
Replace non working smoke detector in halls and common areas
1.1 Living Room/Living Room Present
PRE-CALL PACO 510-224-6284 30 MINUTES PRIOR -JC 7/8 the manager left a voicemail at 5:34pm requesting this. When I called her, she stated she sent an email with this information. Sent pre-call info to the inspector the day of.
1.4 Living Room/Security
Torn and damaged door repair or replace

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Remove sliding latch lock from front door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-9-4-25 Owner received letter with a 9/2 scheduled date but the unit was scheduled for 9/3 in meware. Rescheduled the inspection to 9/26 and mailed notices. Advised she would not be charged another r/i fee for the future date.
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit in common area, stairwell and garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector level 1

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock from garage door

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low. Low hot water pressure in kitchen

8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt on rear door and remove keyed deadbolt lock

1.1 Living Room/Living Room Present
Tenant no show 7/2/2025 1:40pm, dogs barking in yard. No response to knocking on security gate. White house with green trim. Picture taken.
9-3-25 no show took picture and sent email

2.5 Kitchen/Window Condition
Window lock inoperable, REPAIR OR REPLACE

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated hes canceled this unit for inspections
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.3 Kitchen/Electrical Hazards
Non GFI outlet at end of counter has open ground, repair or cap off receptacle. Tenant provided island.
2.5 Kitchen/Window Condition
Window screen damaged, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install missing knobs on security door
1.1 Living Room/Living Room Present
925-727-1389 30 min pre-call
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, not a fail as unit has central heating that is adequate for entire unit
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
2.12 Kitchen/Sink
caulking behind sink very badly worn -repair/recaulk
faucet base not properly secured -repair/replace
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet on right wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4
2.10 Kitchen/Stove or Range with Oven
Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit
8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4 Living Room/Security
Install door sweep on front door
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair hole on wall left of heater
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit = Cabinet Damaged / Missing.
Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair cracks on walls by right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
FRONT LEFT ROOM

1- Smoke detector missing from front left room

2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3- Outlet on left wall missing cover plate, replace

4- Window screen missing, replace
8.1 General Health and Safety/Access to Unit
Rear security door damaged, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
8.1 General Health and Safety/Access to Unit
Install striker plate on laundry room door
8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect yard due to loose dogs
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

2.11 Kitchen/Refrigerator
No refrigerator in vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door underneath sink damaged, repair
2.3 Kitchen/Electrical Hazards
GFCI by refrigerator damaged, replace
3.3 Bathroom/Electrical Hazards
GFCI missing cover plate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Remove keyed entry lock on front door of room located center/right level 1

Install quick release on window for security bars
5.4 Secondary Rooms/Other Potential Hazardous Features
Center Right room missing window screen, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.4 General Health and Safety/Garbage and Debris
Move old appliance from front yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light switch missing cover plate, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding dry rotted by hot water heater closet, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in rear of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

1.1 Living Room/Living Room Present
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.3 Kitchen/Electrical Hazards
Outlets have open grounds, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358

PRE-CALL 510-541-3358
JC-9-4-25 Spoke to the mgr. Helen, she requested more time. R/S from 10/14 to 10/30
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.

4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.

4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

2.3 Kitchen/Electrical Hazards
Light fixture cover damaged, repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of enclosure

3.13 Bathroom/Ventilation
Clean vent fan

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush leading to unit

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

1.1 Living Room/Living Room Present
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the owner he advised this is no longer a rental. They mailed in proof last year. Advised I dont show any record of that. He will have his wife call in to sort it out.

9/5/25 property has been sold
1.1 Living Room/Living Room Present
510-235-3134 upon arrival 9/4
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Peeling paint on range hood and backsplash, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
1.3 Living Room/Electrical Hazards
Secure light switch to wall
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Tenant to clean grease splatter on stove and surrounding cabinetry
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles
1- Underneath window

2- Left wall
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars as window is considered a fire exit and must be free ob obstruction.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.5 Other Rooms/Window Condition
Damaged window screen, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number on front door "3119"
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit level 1, gas appliances in unit

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.5 Living Room/Window Condition
Window screen damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Receptacle underneath window

7.4 Heating and Plumbing/Water Heater
Install water heater drain pan as unit is located inside of unit and can cause major hazard if discharged

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard
2.3 Kitchen/Electrical Hazards
Outlet on right wall has hot/nuetral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry locks on hall closet doors levels 1 & 2
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector level 2
1.5 Living Room/Window Condition
Tenant to move items blocking access to living room window
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace
1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

2.10 Kitchen/Stove or Range with Oven
Repair or replace rusted range hood

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

5.2 Secondary Rooms/Security
Remove keyed entry lock from laundry room door

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

2.11 Kitchen/Refrigerator
Refrigerator Excessively Dirty.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

7.4 Heating and Plumbing/Water Heater
The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal

Rubber splashguard damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing on right sink, replace

7.4 Heating and Plumbing/Water Heater
Pilot light cover missing, replace

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.
1.5 Living Room/Window Condition
Window lock inoperable, repair
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace
5.3 Secondary Rooms/Electrical Hazards
Outlet by laundry appliances has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors (2), removed
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood vent screen missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Remove keyed entry lock and deadbolt from laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Tenant to move appliances to allow back door to open as designed
2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
4.4 Other Rooms/Security
Remove latch lock from master bedroom door
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
1.1 Living Room/Living Room Present
JC-9-4-25 Spoke to the tenant who called to move the inspection to the afternoon. Advised her to alert the owner of the change
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit), unable to inspect window
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4 Kitchen/Security
Rear door missing striker plate, install
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
1.3 Living Room/Electrical Hazards
Tenant to clear items to allow access to outlets for inspection
1.4 Living Room/Security
Install striker plate on front door
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant answered door and stated he was unaware of any inspection and refused entry to unit.
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:30am
3.12 Bathroom/Tub or Shower
Broken shower faucet repair or replace

Remove black discoloration from bottom of tub

3.8 Bathroom/Floor Condition
Floor soft and spongy potential water damage.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:35am
3.5 Bathroom/Window Condition
Replace Missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detectors
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant home but not aware of any scheduled inpsection and didnt allow access to unit
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am, Picture taken and sent in with inspectors daily inspection list email
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025. Tenant not aware of inspection and didnt allow access.
1.6 Living Room/Ceiling Condition
Replace or remove broken light fixture.
4.5 Other Rooms/Window Condition
Replace missing screens
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 1:00pm, upstairs unit on right side.
9-4-25 no show owner stated they werent notified
8.1 General Health and Safety/Access to Unit
No show- 07/07/2025
1.5 Living Room/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is 2349
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector on 2nd floor
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace
4.5 Other Rooms/Window Condition
replace missing screen
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in back yard
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 12:06
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
install proper earthquake safety straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector.

repair cracks in walls and ceiling.
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
pre call 510-338-2978
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door (interior side)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by patio door missing weatherproof cover, install
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 1

Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
unit exempt section 8 unit
1.1 Living Room/Living Room Present
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program.
Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T
8.1 General Health and Safety/Access to Unit
exempt unit section 8 unit.

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
09/05/25- Spoke to owner, who is painting the whole complex and requested a month ext. Re-scheduled from 10/09 to 11/17 between 9am-12pm. O agreed and will be present. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building

1.1 Living Room/Living Room Present
30 min pe-call 650-868-9434
JC-9-5-25 Spoke to the owner and rescheduled the 10/15 inspection to 10/17. She will be traveling. Advised her to alert the tenant of the date change.

1.1 Living Room/Living Room Present
JC-9-5-25 Spoke to the owner who called and advised he will be out of the country on 10/29. R/S the inspection to 11/17 and advised him to notify the resident. Mailed notices.

1.1 Living Room/Living Room Present
9/5/25 jproperty was sold and is now owner occupied

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain
3.12 Bathroom/Tub or Shower
Repair rust around drain
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.
JC-9-5-25 Spoke to the owner who called and requested additional time to make more repairs (6 units total) r/s from 9/19 to 11/3
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
3.5 Bathroom/Window Condition
Window screen torn, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.5 Other Rooms/Window Condition
Tenant to remove wooden frame mounted in window frame preventing access to window. Window must be able to open as it is only fire exit in bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove weeds in patio yard
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light switch cover damaged, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items around water heater
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
1 - Garbage disposal inoperable, repair

2 - Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliance being stored on patio
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.11 Kitchen/Refrigerator
Refrigerator and freezer are not cold enough to keep food from spoiling over a reasonable period of time.

Tenant to remove excessive amount of items in freezer
2.3 Kitchen/Electrical Hazards
Secure outlet leading into kitchen
3.12 Bathroom/Tub or Shower
Secure baseboard trim located in front of tub
1.1 Living Room/Living Room Present
JC-9-5-25 Owner/mgr emailed requesting a reschedule stating the owner was injured on vacation.. rescheduled from 9/16 to 10/20. Advised them to alert the tenant.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
8.4 General Health and Safety/Garbage and Debris
Remove old toilet stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Left oven knobs missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
HEATER INOPRABLE AS THERMOSTAT IS MISSING, INSTALL
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.7 Bathroom/Wall Condition
Clean discoloration on walls by tub
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
unclogged sink.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.4 Living Room/Security
broken door handle. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling inside of sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
flushing mechanism not working like designed repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
3.7 Bathroom/Wall Condition
broken toilet paper holder. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping inside sink. resurface or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
remove clutter from water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
4.8 Other Rooms/Floor Condition
torn and ripped carpet near entrance way trip hazard. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
Gfci open neutral repair or replace.

kitchen lights not working properly.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
NO ACCESS, LOOSE DOG on patio.
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
no show- dog in unit could not enter.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-368-3964
JC-9-8-25 Owner needs more time for repairs r/s from 9/26 to 10/30
CH-7-21-25 r/s from 7-23-25 to 8-8-25 spk with tenant confirm date and time ph# 415-368-3964
1.5 Living Room/Window Condition
Window screen damaged, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Tenant to clean grease splatter on range hood

2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch style lock from door as well.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Light switch cover plate damaged, replace

6.3 Building Exterior/Condition of Roof and Gutters
Roof gutter by garage door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner who called to advised 10/29 will not work for the tenant. R/S to 11/17 but she may cb to move it to 11/10

1.1 Living Room/Living Room Present
JC-9-8-25 The owner called in and asked why there is an inspection scheduled for this year. He was inspected in 2023. Rescheduled the inspection to 4/13/26. Advised the owner he would receive a notice in the mail

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
09/08/25- Spoke to owner, she requested to re-schedule due to no one being available on 10/27. Re-scheduled to 11/17 between 1-4pm. O agreed, PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T

1.1 Living Room/Living Room Present
JC-9-8-25 Tenant called in and advised she needs a morning. R/S the 9/25 inspection to 10/15. Advised her to alert the owner.
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T
PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in rear office room

8.1 General Health and Safety/Access to Unit
Remove deadbolt from door (interior) in laundry room and install window screen in laundry room

1.1 Living Room/Living Room Present
07/07/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL TO MEET AT THE UNITS, 510-219-2956. M.T PRE-CALL
07/07/25- Spoke to owner, requested to re-schedule inspection due to tenants and her not being available on 07/21. Re-scheduled to 07/18 between 1-4pm. O agreed and till notify tenants.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair peeling paint on ceiling in rear room

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-9-8-25 Spoke to the owner. He requested more time to make the repairs. R/S from 9/9 to 10/30. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear right burner that self-igniting repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

1.1 Living Room/Living Room Present
please 30 min call 954-621-6323 (TENANT NAME IS LAURA)
GATE CODE :#1223
PLEASE WAIVE THE 3RD INSPECTION FEE IF NEEDED PER THE NOTES BELOW
JC-9-8-25 added the pc/gate code notes today. Tenant called in and advised nobody showed up on 8/28. Per the note the inspector advised no entry 12:52pm but the inspection was scheduled from 1-4..

8.1 General Health and Safety/Access to Unit
no show- 08/28/2025 12:52

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater due to loose abandoned dogs in rear of house

8.10 General Health and Safety/Site and Neighborhood Conditions
NO access to yard, previous tenant was evicted and left large dogs in yard which are loose.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and clutter in yard left by previous tenant who was evicted

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer. Missing left of sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove and range hood

2.6 Kitchen/Ceiling Condition
Evidence of water damage, repair

3.12 Bathroom/Tub or Shower
Resurface tub, rust present inside of tub

4.3 Other Rooms/Elecrtical Hazards
Clear items to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow access to window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in in law unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence leaning, repair

8.2 General Health and Safety/Exits
Clear items in hallway leading to rear door

8.7 General Health and Safety/Other Interior Hazards
1- Replace missing/removed front common area smoke detector

2- Remove keyed entry lock on door located by water heater

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

1.5 Living Room/Window Condition
Left window screen missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle in dining room across from window

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

8.2 General Health and Safety/Exits
Tenant to move items blocking fire exit (patio door exit) on rear right bedroom. Items on exterior of unit are preventing clear exit.

8.4 General Health and Safety/Garbage and Debris
Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

4.4 Other Rooms/Security
Remove key door lock from bedroom door

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 PERSON AT RESIDENCE REFUSED ENTRY, STATES THEY WERE NOT AWARE OF SCHEDULED INSPECTION 1:39pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace missing CO detector

4.4 Other Rooms/Security
Remove key locks

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

3.5 Bathroom/Window Condition
Replace missing screen

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE:: PLEASE GO AS CLOSE TO 3PM AS POSSIBLE. PLEASE CALL THE OWNER 30 MINUTES PRIOR TO ARRIVAL
8-28-25 Rescheduled the 9/26 inspection to 9/18 per the owners request. The original inspector has not been assigned since April and therefore cannot verify from outside
06/23/25- Owner called in upset that she received a notice for a no-show and a re-insp fee invoice. She stated we told her that there was no need to be home for the inspection on 06/11 due to the only fail being an external fail thats visible from the street view of the home. I advised her that there was no note on file for the inspector to know therefore it was marked an a no entry. Per Jennifer, we waived the re-insp fee of ($87) and advised of next insp scheduled for 07/25. M.T

TENANT NO SHOW 6/11/2025 1:20PM, PICTURE TAKEN. BROWN HOUSE
1.1 Living Room/Living Room Present
property is vacant and will be sold
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
Received proof of section 8
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-932-2330
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:40 cream house
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-613-5688 or 415-867-9191 as a back up
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate
4.5 Other Rooms/Window Condition
Lower level bedroom missing screen, replace
5.3 Secondary Rooms/Electrical Hazards
Light in lower level storage room inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
CH-9-9-25 pre call 30 min prior 925-727-7123
1.1 Living Room/Living Room Present
JC-9-9-25 Spoke to the owner who called and advised she is going through an eviction process with this tenant. Owner states it could take 4-6 weeks from what Shes heard. R/S the 9/11 inspection to 10/30
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-776-1438
JC-7-1-25 30 MIN PRE-CALL TO 510-776-1438 (OWNER)
Tenant no show 6/30/2025 3:00pm. Brown house with white trim, located on corner. No response to knocking on door or doorbell. Picture taken

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install/replace missing patio screen door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

1.5 Living Room/Window Condition
Tenant to clear items in room to allow access to window

1.6 Living Room/Ceiling Condition
Peeling paint on ceiling, repair

2.11 Kitchen/Refrigerator
Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
The wash basin is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure, current caulking damaged due to water damage

3.7 Bathroom/Wall Condition
Repair large cracks on bathroom wall going across window frame

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to move items directly in front of heater

8.3 General Health and Safety/Evidence of Infestation
Evidence of roach infestation in unit, treat unit

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

2.12 Kitchen/Sink
Dishwasher not working. Repair or replace.

2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.

4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair
2.7 Kitchen/Wall Condition
Very large cracks in kitchen wall - repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Second-floor hallway (Pass 7/9/2025)

smoke detector, CO detector, missing repair, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Replace as unit exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items in room to allow access to outlets
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and C02 inoperable, replace
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.
3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration
3.7 Bathroom/Wall Condition
Treat walls for severe discoloration
3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
1- Window lock mechanism damaged, repair or replace

2- Install quick release for security bars

4.4 Other Rooms/Security
Remove keyed deadbolt lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Window screen torn, repair

3.6 Bathroom/Ceiling Condition
Treat severe discoloration on ceiling and bathroom walls
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base
4.7 Other Rooms/Wall Condition
Discoloration on walls and inside of closet coming through paint on walls, treat units and repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs handrail dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from front porch
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

Remove old smoke detector bases from hallway ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
1- Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2- Remove old smoke detector base on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Remove flex line on hot water heater discharge line
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
Hallway GFCI missing -repair/replace

8.1 General Health and Safety/Access to Unit
Bottom of back door damaged - repair/replace

1.1 Living Room/Living Room Present
9-9-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

2.10 Kitchen/Stove or Range with Oven
chipping paint on range hood repair or replace

1.1 Living Room/Living Room Present
9-8-25 no show under renovation

8.1 General Health and Safety/Access to Unit
vacant - unit under construction

4.4	Other Rooms/Security remove key lock
7.4	Heating and Plumbing/Water Heater install earthquake straps.
1.1	Living Room/Living Room Present 7/16/25 No show 9:40 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 No show 9:57 am 9-9-25 show took picture sent email
1.1	Living Room/Living Room Present 7/16/25 no show 9:54 am
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.12	Kitchen/Sink Garbage disposal not working, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.
1.1	Living Room/Living Room Present 9-9-25 show took picture sent email
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, repair.
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country
1.1 Living Room/Living Room Present
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-*685-2210
1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491
1.1 Living Room/Living Room Present
09/10/25- Spoke to owner, she called in concerned about her receiving a notice for inspection when their last inspection was in June of 2023. Confirmed with Jen that he system did schedule the unit earlier than needed so we re-scheduled to 02/26 between 9am-12pm. Also, the due date for the invoice has been changed to 01/31/26 to acomodate. M.T
1.1 Living Room/Living Room Present
CALL RUSS 30 MIN PRE-CALL 510-526-5000
7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, cut off by tenant per owner
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
1.1 Living Room/Living Room Present
No Show 7/10/2025 1:20pm. Tenant present but not aware of scheduled inspection. No response for verification on number provided for owner as it is for property management office. Red house with white trim.

9/10/2025 Tenant no show 11:15am, knocked on door no response
1.1 Living Room/Living Room Present
8/11/2025 TENQNT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tennant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.
1.1 Living Room/Living Room Present
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
4.4 Other Rooms/Security
Reverse door knobs on door
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.7 General Health and Safety/Other Interior Hazards
Replace damaged outlet coverplate left of patio door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065
Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
1.8 Living Room/Floor Condition
Carpeting throughout entire unit bunching /Worn – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulking behind sink damaged/Warren – repair/replace
3.12 Bathroom/Tub or Shower
Interior tub very badly worn – resurface/replace
Tiles inside shower wall missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing – repair/replace
Living room common area CO detector missing – repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit
2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Tile at end of countertop damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
-Outlet left of window
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
Outlet also has cracked receptacle that needs to be replaced.
5.3 Secondary Rooms/Electrical Hazards
LAUNDRY ROOM
1- left outlet inoperable
2- center outlet has cracked receptacle and open ground, replace and repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of unit in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from both hall closets
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Peeling paint/rust on range hood, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.3 Living Room/Electrical Hazards
NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers

8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Mount smoke detector on wall/ceiling

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on right wall

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

8.1 General Health and Safety/Access to Unit
Rear door damaged, replace

8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
2.12 Kitchen/Sink
repair leak under sink.
2.8 Kitchen/Floor Condition
broken tile at back door back door entrance.
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
Tenant no show 6/20/2025 1:35pm, no response to ring camera or knocking on gate. Green house with green trim, picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
No access to unit, locked gate 4/4/2025 1:30pm Picture attached to inspectors daily inspection email

6/23/2025 Tenant no show 11:30am, no access to unit as gate locked. Picture taken. Green building with white trim.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 12:40 green white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 1:40pm, locked gate. Picture attached to email with inspectors daily schedule

Tenant no show 11:45am, tenant present but not aware of inspection. No response from owner to confirm for tenant. Tenant refused entry due to lack of knowledge of scheduled inspection.

9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 12:13
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
4.4 Other Rooms/Security
remove keylocks
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
replace CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00
1.1 Living Room/Living Room Present
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-333-3346
JC-9-11-25 Owner called in reporting repairs are done. He wants a sooner date. R/S from 11/6 to 10/8. Unit is vacant. Owner needs a pre-call
8/9/2025 1:48pm owner no show, vacant unit.
2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove
1.1 Living Room/Living Room Present
JC-9-11-125 Spoke to the owner. He will be out of town on the 10th. R/S the 10/10 inspection to 10/20. He will notify the tenant
1.1 Living Room/Living Room Present
JC-9-9-25 Tenant is requesting another reschedule. We can provide a final reschedule but it must be this month and agreed upon by tenant and owner. Explained this to the tenant Mutiple times. He may cb to r/s to a Sept date.
CH-8-5-25 tenant call in r/s from 8-14-25 to 9-19-25 will be out of town
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
1.5 Living Room/Window Condition
Window screen torn, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair
4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair
1.1 Living Room/Living Room Present
JC-9-11-25 Owner emailed asking for an extension. r/s from 9/16 to 11/5
2.5 Kitchen/Window Condition
Window off track, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
1.7 Living Room/Wall Condition
Repair cracks on wall leading to kitchen
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
77 Bayside is gated. Please dial 77 in the call box and that will ring the tenant for access, or you can call the tenant directly at 415-233-1408 for access. -JC 9/11 (TENANT PROVIDE THIS INFO 1:08PM THE DAY OF INSPECTION)
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
1.1 Living Room/Living Room Present
JC-9-11-25 Spoke to the tenant who called and advised no one is available to grant access tomorrow. Rescheduled the 9/12 inspection to 10/8. Advised him to alert the manager/owner
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
no show- 06/10/2025
11-4-25 no show took picture sent email
1.1 Living Room/Living Room Present
property is vacant and listed for sale

1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Move items blocking acces to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from door leading to second level
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove sliding latch lock from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen torn, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items (hazardous materials) from hot water heater closet
1.1 Living Room/Living Room Present
CH-5-29-25 pre call 30 min prior 415-867-9191 or 415-613-5688
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace/install
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and old appliances form yard
8.7 General Health and Safety/Other Interior Hazards
install carbon monoxide detector level 1
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.11 Kitchen/Refrigerator
Handles damaged, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets missing weatherproof covers, install
8.7 General Health and Safety/Other Interior Hazards
C02 detector level 1 inoperable, repair or replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.3 Kitchen/Electrical Hazards
Left outlet on countertop needs to be converted to a GFCI
4.3 Other Rooms/Elecrtical Hazards
Outlet left of patio door has open ground, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keylock on secondary door in room.
8.1 General Health and Safety/Access to Unit
Install turnstyle deadbolt lock on rear door
1.1 Living Room/Living Room Present
30-minute pre-call 510-612-3365 (multiple properties on the same day)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT to move items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex

8.4 General Health and Safety/Garbage and Debris
Remove clutter and excessive amount of personal items being stored in carport

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel

2.12 Kitchen/Sink
Repair or replace damaged tile on end of countertop

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

4.5 Other Rooms/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Threshold at top of front stairs damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard and remove trash

8.2 General Health and Safety/Exits
Remove or reinstall rear security gate. Currently leaning against rear door/ stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and personal items being stored in carport

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Install range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFI outlet above sink

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.

4.5 Other Rooms/Window Condition
No access to window, tenant to move items blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
CH-7-7-25 Pre call 30 min prior 415-515-9534
Tenant no show 5/9/2025 2:15pm, right unit/duplex. Black honda civic in driveway in front of garage. Picture taken and attached to inspectors daily schedule.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair. Install/replace missing vent screen.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

8.1 General Health and Safety/Access to Unit
Install standard door knob on rear security gate

8.3 General Health and Safety/Evidence of Infestation
Remove dead bugs from kitchen cabinetry

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span.

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

3.3 Bathroom/Electrical Hazards
Light switch damaged, repair

Bathroom light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.13 Bathroom/Ventilation
Clean ventilation fan, excessive dust build up

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

1.1 Living Room/Living Room Present
9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove key locks

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass in front and back yard

1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.

1.1 Living Room/Living Room Present
9-11-25 no show sent email

4.10 Other Rooms/Smoke Detectors
replace smoke detector

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21

3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace

1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace

1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace

1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show - 07/21 1:05
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO OWNER 510-816-3036
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
3.5 Bathroom/Window Condition
replace missing screens.
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
sliding glass door do not open and closed liked designed. repair or replace.
replace missing screens
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025
3.12 Bathroom/Tub or Shower
low water pressure
4.6 Other Rooms/Celing Condition
light not working. Repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling from incense/candles above stand
1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater, locked in exterior closet
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms

1.1 Living Room/Living Room Present
09/12/25- Owner called in stating unit A is not a rental and will not be rented out again in the future. Advised him to send us a statement stating that. Provided email and re-scheduled from 09/18 to 11/05. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet underneath light switch missing coverplate, replace

2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood, rust and peeling paint present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, inoperable and exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors (2) removed, replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit

1.1 Living Room/Living Room Present
Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.

2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink damaged, replace

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Install unit number "D" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.

8.4 General Health and Safety/Garbage and Debris
Remove clutter from in front of unit, excessive mount of empty boxes on patio

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove top, can maintain oil and become fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.
2.3 Kitchen/Electrical Hazards
GFCI outlet right of sink has no power and will not reset. Replace
2.6 Kitchen/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
2.7 Kitchen/Wall Condition
Clean/remove excessive yellow discoloration on walls
3.12 Bathroom/Tub or Shower
1- Resurface tub, rust present

2- Leak behind hot water knob, repair
3.6 Bathroom/Ceiling Condition
Clean/remove excessive yellow discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7 Other Rooms/Wall Condition
Clean/remove excessive yellow discoloration on walls
4.6 Other Rooms/Celing Condition
Clean/remove excessive yellow discoloration on ceiling
8.4 General Health and Safety/Garbage and Debris
Declutter unit, remove excessive amount of trash stored outside.
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace
3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace
4.5 Other Rooms/Window Condition
window will not close completely. repair or replace
8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show spoke with tenant unit says 1814 there isnt a 1812 #2 should be 1814 please correct address

8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspection

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:09am

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
Dishwasher drains through airgap, repair as drain must go through garbage disposal

4.5 Other Rooms/Window Condition
Right window lock inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable,, repair

8.1 General Health and Safety/Access to Unit
Patio door hard to open, repair

1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle at end of countertop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle, left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

Install patio dor screen

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:03am

1.3 Living Room/Electrical Hazards
1- Secure outlet right of patio door to wall, outlet is loose

2- replace cracked receptacle in dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair bubbling paint on left side of stove

3.12 Bathroom/Tub or Shower
Rust in tub, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on center wall
4.5 Other Rooms/Window Condition
Window lock inoperable, repair
8.1 General Health and Safety/Access to Unit
1 - Patio light inoperable, repair

2 - Install patio screen
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable level 1, repair or replace
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair (Pass 7/15/2025)

Tenant to clean grease splatter on stove, range hood and wall surrounding stove.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.5 Kitchen/Window Condition
Window screen torn, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

Toilet wont flush, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable
1.4 Living Room/Security
Lock striker plate must work and be securely fastened to door frame.
2.10 Kitchen/Stove or Range with Oven
Stove operating light stays on and will not shut off, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, install

Repair window as window wont stay open without prop
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 12:00pm, no access as tenant left unit and PM states there is a loose dog inside of unit.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen damaged, replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 1 inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 10:20am

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Install permanent mounted rubber splashguard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window lock missing, replace

Repair window as it wont stay open without prop.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater level 2 inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush leaning against rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Stairway = Railing loosened from wall.

8.7 General Health and Safety/Other Interior Hazards
CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
OUTLET ON RIGHT WALL FROM ENTRY
-Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Damaged outlet presents an electrical hazard. Replace cracked receptacle.

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)
8.1 General Health and Safety/Access to Unit
No show - 05/06/2025
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair

TENANT TO REMOVE SOILED FOIL FROM STOVE
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has open ground, repair
1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
No show- 05/06/2025
1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk interior of tub, damaged
5.3 Secondary Rooms/Electrical Hazards
Hall light in laundry area inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Repair Replace missing/loose Refrig handle.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

2.3 Kitchen/Electrical Hazards
GFI outlet inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.3 Bathroom/Electrical Hazards
GFI outlet inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in bedroom, clear items to allow access to outlets for testing

4.5 Other Rooms/Window Condition
Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detetor in unit, unable to locate and gas appliances present

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

2.10 Kitchen/Stove or Range with Oven
Range hood has heavy black discoloration and missing screen. Repair or replace

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

2.5 Kitchen/Window Condition
Clean black discolration in window

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Repair hole in ceiling. Complete repairs to ceiling

4.5 Other Rooms/Window Condition
Left window hard to open, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Evidence of heavy roach infestation in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove all dead bugs from appliances
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Tenant to move furniture blocking clear access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector to be replaces, exceeds 10 year life span
1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.5 Living Room/Window Condition
No access to windows, tenant to clear items to allow access for inspection
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

Replace damaged coverplate on receptacle right of window
4.5 Other Rooms/Window Condition
Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Declutter room, no access to outlets for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Tenant to move items blocking clear access to window, fire exit must be free of obstruction
1.1 Living Room/Living Room Present
Tennant no show 5/5/2025, no access as PM doesnt have proper key for unit, picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR
-Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.7 Kitchen/Wall Condition
Cover large hole on wall left of stove where old vent fan was removed

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Laundry room outlet has open grounds, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to remove items blocking access to rear door (fire exit)
1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair
1.4 Living Room/Security
Install door sweep on front door to prevent air/light intrusion
2.13 Kitchen/Space for Storage, Prep and Serving
Install outlet coverplate on outlet located underneath sink
2.3 Kitchen/Electrical Hazards
Replace GFI outlet, inoperable and wont reset
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, replace
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
7/23/24 Tenant state no knowledge of inspection.
9-15-25 No show took picture sent email
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in master bedroom, repair.
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

8.1 General Health and Safety/Access to Unit
refused at door-07/24

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
washing machine not working properly -repair/repalce

2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace

8.2 General Health and Safety/Exits
garage door not working properly - repair/replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

1.7 Living Room/Wall Condition
repair hole in wall

4.7 Other Rooms/Wall Condition
repair hole in wall

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/24 1:30 blue white trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
8/11/25 No show 1:00 pm gray house.

Tenant no show 5/12/2025 11:27am, no response from ring camera or knocking on door.
Grey unit with white trim, front unit.

Tenant no show 6/23/2025 10:07am, picture taken. No response to ring camera or knocking on door.

9-15-25 no show took picture sent email tenant stated they didnt rent

1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

1.1 Living Room/Living Room Present
9/16/2025 Tenant no show 11:00AM. No response to knocking on door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base from ceiling

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel located in garage

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector level 2 common hallway

8.7 General Health and Safety/Other Interior Hazards
1st level smoke detector/carbon monoxide detector inoperable, repair

1.5 Living Room/Window Condition
Repair exterior window frame, dry rotted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors, level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock from closet door

8.1 General Health and Safety/Access to Unit
Garage door leading to exterior missing striker plates, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
1- 2nd level common area smoke detector removed. replace

2- 1st level smoke detector at front door missing, replace

3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span

4- Install/replace missing door knob on hall closet door

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

3.13 Bathroom/Ventilation
Reinstall vent fan cover

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install screen on patio door

4.5 Other Rooms/Window Condition
Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage to prevent light/air intrusion.

1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/Replace/repaint
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.6 Living Room/Ceiling Condition
Very large cracks throughout entire unit – repair/replace – repaint
2.10 Kitchen/Stove or Range with Oven
Hood range light not working properly – repair/replace
2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway light, not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 07/24 9:39
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector in common area
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24
1.1 Living Room/Living Room Present
968 AMADOR ST is the correct address.

4/24/25. no show. White house . took picture
No access send email

6/27/2025 Owner present for inspection but insisted that unit that needs to be inspected is 968 Amador not 966.
Spoke with OutSource It and was told owner must submit proper paperwork to correct issue.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
treat/clean walls and ceiling in laundry room, heavy yellow discoloration
8.7 General Health and Safety/Other Interior Hazards
REPLACE COMMON AREA SMOKE DTECTOR, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
7/25/2025 Unable to access unit at there is a locked gate preventing access to unit. Picture taken at 11:50am.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (multiple units the same day)
Tenant No Show 4/14/2025 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail for front stairs, 4 or more stairs present
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 and 2 inoperable, repair. Thermostats have no display
1.1 Living Room/Living Room Present
PLEASE PRE-CALL OWNER AT 510-566-3606 -JC 6/13
TENANT NO SHOW 6/11/2025 1:00PM, PICTURE TAKEN
3.12 Bathroom/Tub or Shower
Repair rust in tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
No Show - 04/15/2025 unit is vacant.
1.1 Living Room/Living Room Present
JC-5-8-25 Spoke to the owner who advised the tenant will be traveling. R/S the 7/7 inspection up to 7/2
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair as it presents cutting hazard on interior side of door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Front and rear common area smoke detectors inoperable, repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair crack on hallway ceiling outside of left bedroom
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN NEEDS TO RESCHEDULE. N/A HAS APPT. MOVED FROM 7/31/2025 TO 9/16/2025 11AM-2PM. TENANT CONFIRMED. ALISON
9-16-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink
3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom doors
1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.8 Bathroom/Floor Condition
floor damaged around toilet base - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-202-5910
JC-9-17-25 Spoke to the owner and rescheduled the 10/28 inspection to 11/14. The tenant is not available.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.
1.1 Living Room/Living Room Present
09/17/25- Owner called in requesting to re-schedule the inspection on 09/22 due to tenant and him not being available. We re-scheduled for 10/29 between 1-4 pm. Owner agreed and will notify tenants. M.T

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the owner. He will be out the country. Rescheduled the 10/29 inspection to 11/12. He will notify the tenant

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet has cracked upper receptacle, replace

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.1 General Health and Safety/Access to Unit
no show- 7/22 1:10

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

1.3 Living Room/Electrical Hazards
Outlet left of heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Cover hole on wall where old smoke detector was removed

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.13 Bathroom/Ventilation
Replace missing vent cover for fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

Resurface tub

Repair leak behind hot water control knob

Recaulk inside of tub and exterior of tub

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9.24 inspection to 10/31am. They need more time for the repairs.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail

1.1 Living Room/Living Room Present
JC-9-17-25 Spoke to the mgr and rescheduled the 9/18 inspection to 10/30pm. They need more time for the repairs.

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

2.3 Kitchen/Electrical Hazards
Light fixture inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Complete repairs and secure door to frame

3.12 Bathroom/Tub or Shower
Complete repairs to bathroom tub/shower. Unfinished

3.7 Bathroom/Wall Condition
Complete repairs to bathroom walls, unfinished

3.8 Bathroom/Floor Condition
Complete repairs to bathroom flooring, unfinished

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Complete repairs and reinstall toilet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit

1.4 Living Room/Security
Unit number missing from door - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove

3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace

3.4 Bathroom/Security
1st floor shower door knob not properly secured - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.5 Living Room/Window Condition
glass window above unit door - broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
Glass window replace unit entry door broken - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.4 Living Room/Security
unit missing # on door - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
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Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
4.10 Other Rooms/Smoke Detectors
Smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit

4.10 Other Rooms/Smoke Detectors
9-17-25 No show property management no access to unit
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
property was sold and is now owner occupied
1.1 Living Room/Living Room Present
JC-9-18-25 Rcvd email request to reschedule. The owner will be out of town. R/S from 10/28 to 11/21
1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the owners son and rescheduled 9/19 to 10/15. They need more time to make the repairs
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
2.3 Kitchen/Electrical Hazards
Install GFCI outlet above sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
JC-9-18-25 Spoke to the tenant who called to request additional time for the clutter fail. Tenant advised he has serious medical issues and needs more time. R/S the inspection from 9/23 to 11/6. Mailed notices and advised the tenant to notify the pm. Emailed the tenant a copy of the tenant refusal form.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.
1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Replace damaged rubber splashguard
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace
1.8 Living Room/Floor Condition
FLOORING DETERIORATED, REPAIR/REPLACE
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Tenant to remove soiled foil from stove and clean grease splatter on range hood
3.1 Bathroom/Bathroom Present
NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Install window screen in laundry room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector and carbon monoxide detector level 2 inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave inoperable. Repair or remove
4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.
4.5 Other Rooms/Window Condition
Left window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
All burners must self-ignite repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing repair/replace

4.4 Other Rooms/Security
Remove key door lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace

1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

1.1 Living Room/Living Room Present
No show property management no access to unit

1.4 Living Room/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.2 Other Rooms/Electricity/Illumination
light missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.4 Other Rooms/Security
door frame damaged - repair/replace
door striker plate missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit and throughout property - treat/remove

4.5 Other Rooms/Window Condition
window above door broken - repair/replace

1.1 Living Room/Living Room Present
NO show property management no access to unit

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detectors missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Hallway smoke and Co detector missing - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
1.5 Living Room/Window Condition
Living room screens missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room Co detector missing
2.4 Kitchen/Security
back door not closing securely and properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector not working -properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
Vent in front of backdoor not properly secured - repair/replace
8.1 General Health and Safety/Access to Unit
backdoor door knob not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored - recaulk/repair
1.1 Living Room/Living Room Present
TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
09/19/25- Spoke to owner, she requested an ext due to not being available on 10/10. Re-scheduled to 11/04 between 11am-2pm. Owner agreed. M.T
1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm
1.1 Living Room/Living Room Present
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
CH-8-11-25 r/s from 8-27-25 to 9-19-25 owner call in to r/s due to contractor is out of town 505-401-7917
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 2:05pm light yellow house
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet, not working properly – repair/replace
3.12 Bathroom/Tub or Shower
Second floor bathroom shower not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door Lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater control cover missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
First floor In living room area and second Floor hallway smoke detector And CO detector missing
1.1 Living Room/Living Room Present
7/24/2025 Tenant no show 12:15pm, picture taken.
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
No Show- 04/08/2025 refused at door tenant wasnt aware of inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, Co, detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
Tenant no show 4/18/2025 9:50am, front unit of light yellow duplex
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite
2.8 Kitchen/Floor Condition
Kitchen floor damaged - repair/replace
8.1 General Health and Safety/Access to Unit
Remove egress, blocking back door entrance
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
No-show sent email
7/24/2025 Tenant no show 12:30pm, picture taken
2.12 Kitchen/Sink
leaking faucet repair or replace.

rust in sink and on faucet. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
no stopper in sink and slow draining.
3.12 Bathroom/Tub or Shower
leaking faucet rust in tub. repair or replace
4.10 Other Rooms/Smoke Detectors
no smoke detector. replace.
8.1 General Health and Safety/Access to Unit
actual address is 146 not 144 unit on right.
8.6 General Health and Safety/Interior Stairs and Common Halls
exposed nails at top of stairs. remove
8.7 General Health and Safety/Other Interior Hazards
no co2 detector on 1st level
2.12 Kitchen/Sink
Kitchen sink faucet handle missing – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace
4.4 Other Rooms/Security
Remove key lock from bedroom door - repair/replace
8.1 General Health and Safety/Access to Unit
Clear egress window blocking back door entrance
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, smoke detector, and CO detector Not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
First floor, toilet base loose – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector missing
4.4 Other Rooms/Security
Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
no show - 04/08/2025 brown stone house green trim
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard has large amount of overgrowth – cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Second floor, CO detector missing
8.7 General Health and Safety/Other Interior Hazards
First floor, seal detector, not working properly – repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

1.4 Living Room/Security
Remove egress, blocking living room window

2.10 Kitchen/Stove or Range with Oven
All burners Must self ignite– repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded/worn - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector missing – repair/replace

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

8.1 General Health and Safety/Access to Unit
bad address- could find 829 41 st.

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242

2.10 Kitchen/Stove or Range with Oven
stove will not self ignite when turned on like designed. repair or replace

3.1 Bathroom/Bathroom Present
1st floor

3.3 Bathroom/Electrical Hazards
foreign object stuck inside of outlet. repair or replace

4.4 Other Rooms/Security
remove key locks

5.2 Secondary Rooms/Security
garage locked could not enter to inspect.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

4.4 Other Rooms/Security
remove keyed entry lock from bedroom door

4.5 Other Rooms/Window Condition
Install window screens in level 2 bedroom

left window wont stay open without prop, repair as window must stay open on its own.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. repair

1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.4 Bathroom/Security
remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed entry locks from bedrooms 3 & 4

4.5 Other Rooms/Window Condition
Bedroom 4 has cracked window pane, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass/ weeds in yard

Rear garage/shed has damaged flooring and glass sliding door frame, repair

8.4 General Health and Safety/Garbage and Debris
Remove trash, clutter and old bedding from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
remove keyed entry lock from hall closet that stores heater unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from hallway and bedroom ceilings
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
2.10 Kitchen/Stove or Range with Oven
Center burner inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Left window screen missing, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Tenant to clean black discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Repair or replace damaged window screen
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling paint on rear of unit and rear left side. repair
8.1 General Health and Safety/Access to Unit
Installl doorknob on rear door

remove keyed entry lock off door in kitchen
8.2 General Health and Safety/Exits
Cut down brush on exterior of front bedroom as window is only fire exit in bedroom and cannot be obstructed
1.1 Living Room/Living Room Present
JC-4-7-25 1 HOUR PRE-CALL 510-406-6000 (multiple properties). Owner called in a 9am on the day of inspection (left a voicemail) asking which unit would be first. Called back and explained he needed to call prior to the inspection date so that we could add his number for pre-calls. The owner expressed frustration due to lost wages.
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOMS 1 & 2 AS TENANT HAS THEM BOTH OCCUPIED DURING INPSECTION. TENANT TO ALLOW ACCESS
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Window screen missing, replace/install
4.4 Other Rooms/Security
Remove keyed entry lock from bedroom door
4.5 Other Rooms/Window Condition
Replace damaged/broken window pane

replace missing window screen
8.1 General Health and Safety/Access to Unit
Rear door in garage leading to exterior of unit has damaged door frame, repair (pass)

remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock

Living room patio door missing hardware and handle, replace (pass)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter from front and side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light switch damaged, repair

remove keyed entry lock and padlock and latch from hall closet door by bathroom
1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the mgr who called and advised things items are on order, but they cannot have it done by 9/25. R/S from 9/25 to 10/28
2.10 Kitchen/Stove or Range with Oven
Stove top non operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
JC-9-22-25 Spoke to the manager Bridgette last week. She indicated that the repair man had fixed the door frame, so they felt like there was some confusion since it did not pass, Contacted the inspector and he advised "I explained that the fail was on the owner to get corrected. The tenant was very specific and told her he was unable to correct the issue. It was still damaged 9/15 at the time of inspection." Called the mgr back today and left a detailed message advising the frame needs to be repaired and the inspection fees will stand.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle in hallway level 1

Replace cracked receptacle in dining room
1.8 Living Room/Floor Condition
CARPETING TORN AND LIFTING , REPAIR
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and wall surrounding stove
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
3.13 Bathroom/Ventilation
Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall and install cover plate

Light inoperable, repair
4.4 Other Rooms/Security
Repair damaged door frame
4.5 Other Rooms/Window Condition
Window lock inoperable, repair

Tenant to clean discoloration in window
4.6 Other Rooms/Celing Condition
Light pull on ceiling fan damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

2.12 Kitchen/Sink
Garbage disposal not working properly - repaired/replaced

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged - repair/replace

3.13 Bathroom/Ventilation
Vent cover very badly corroded - repair/replace

3.4 Bathroom/Security
Back door access, a master bedroom block by egress - remove

3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating - repair/replace

4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing - repair/replace

4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall - repair/replace

4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

4.4 Other Rooms/Security
remove keylock

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint front porch. remove or repaint.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

2.10 Kitchen/Stove or Range with Oven
Hood range fan not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector not working properly repair/replace
Smoke detector missing in garage/bedroom - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
Tub faucet handle, leaking badly - repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Temperature control, cover damage - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Common area, CO detector missing - repair/replace
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Repair large opening on wall behind hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at top of stairs level 2
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-6-16-25 owner call in to r/s from 7-18-25 to 7-28-25 will be out of town pre call 510 967 7284

3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON RIGHT WALL
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet right of garage door
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
PRE-CALL THIS NUMBER Alice Chee = 510-725-0222 (property manager) USE THESE AS A BACK UP FOR ACCESS Blance/ALEX 510-467-5613 OR 510-681-3175

No show 10:15 AM White House Black Irongate

6/23/2025 Tenant no show 11:20am, pre called owner and she didnt have keys for unit. Owner also specified that tenant was not going to be home. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars. Tenant must be able to exit room in emergency
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear if unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in rear of unit, rear bedroom has supposedly had leaking issues. No current evidence, but room has strong scent of water damaged items.
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 1:45pm, upstairs center unit.

6/4/2025 Tenant no show 10:20 AM

6/26/2025 Tenant no show 1:45pm, picture taken.

9/22/2025 Tenant no show 1:00pm, picture taken.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. REPLACE cracked receptacle left of heater
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in rear of tub
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove latch lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Replace rusted heater vent
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
1- Replace rusted heater vent cover

2- Tenant to clean discoloration on ceiling above shower
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet doors underneath sink

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet underneath mounted tv

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI out let missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink water pressure very low - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Livingroom/hallway smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
2.3 Kitchen/Electrical Hazards
Outlet cover nest to sink missing - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
1.1 Living Room/Living Room Present
9/22/25 RECEIVED PROOF PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
10/20/25- PLEASE GIVE 30 MIN PRE-CALL FOR FUTURE INSPECTIONS AT 510-543-8899. M.T

0 min pre-call 510-543-8899 - JC9/23/25
1.1 Living Room/Living Room Present
unit occupied by owners son
1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 11:30am, spoke with property manager whom was under the impression unit was exempt. She will call City to confirm.
3.3 Bathroom/Electrical Hazards
GFCI test button damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 1137 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1141 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

2.3 Kitchen/Electrical Hazards
Outlet left of countertop has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

1.5 Living Room/Window Condition
Window screen torn, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink stopper damaged, repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Interior hall light cover missing, replace/install

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector has low audible alert, replace

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:03am, upper right unit

1.5 Living Room/Window Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common arae smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-7-29-25 1 HOUR PRE-CALL TO 415-794-5804
CH-5-19-25 pre call owner 30 min prior 415-794-5804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Upper receptacle on left wall has no power, repair. Not assigned to light switch in bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
NO SHOW- could not unlock front door due to broken key. was not able to inspect unit.

1.1 Living Room/Living Room Present
CH-6-13-25 pre call 1 hour prior 510-935-0686

3.3 Bathroom/Electrical Hazards
Outlet has open ground, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items scattered throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors in hallway both inoperable, repair or replace

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind sink, caulking cracked between wall and rear of wash basin

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on both hall closet doors

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Rust in tub, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair

Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing/removed. Replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
8/1/2025 Tenant no show, no access to unit. PM present.
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 2:43pm, no access as unit has loose dogs inside of unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-9-23-25 O REFUSED AGAIN
07/30/25- Tenant was home, owner told tenant to refuse the inspection. Owner told tenant that he has the option to say no. Inspector stated the owner was being very hostile about the situation and did not call us to correct the address prior to the inspection like he was instructed to per notes below. M.T

CORRECT ADDRESS IS: 1139 24TH ST (PLEASE ADD TO EVERY ROUTE)
JC-7-30-25 Inspector called with the owner in the background (owner was very irate) the correct address is listed above. 1143 does not exist.
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
ADDRESS IS INVALID, Owner present. The address at site are 1137, 1139 and then it skips to 1145. OutSource it called and stated owner must present documentation for corrections

7/30/2025 Please see above notes, owner told tenant he had the opportunity to refuse the inspection as he wasnt notified. Owner was aware and told his tenant to refuse inpsection.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right front burner not working, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.
3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.10 Kitchen/Stove or Range with Oven
right back stove eye not working, repair.
2.3 Kitchen/Electrical Hazards
need GFI installed at sink.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hall heater not working, repair.
7.4 Heating and Plumbing/Water Heater
Hot water heater missing straps. install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Missing window screen in living room, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.4 Living Room/Security
Front door closing very rough - repair/replace
2.10 Kitchen/Stove or Range with Oven
all four eyes will not ignite, repair.
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Need light cover in 2nd bedroom downstairs, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working, repair.
7.4 Heating and Plumbing/Water Heater
No access to water heater locked, remove lock.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector need repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.4 Living Room/Security
door knob is hard to turn, makes the door hard to open.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke and CO detector
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
7.4 Heating and Plumbing/Water Heater
replace straps with proper earthquake straps
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector
1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.12 Bathroom/Tub or Shower
chipping and peeling paint.
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet
7.4 Heating and Plumbing/Water Heater
replace earthquake straps
1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
loose at base. repair or replace

3.12 Bathroom/Tub or Shower
missing drain cap on tub.
remove black discoloration and rust from tub.

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio screen torn, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from rear exterior of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from front closet

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE

2.3 Kitchen/Electrical Hazards
Kitchen outlet at entry has open grounds, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove sliding lock mechanism from door

4.5 Other Rooms/Window Condition
Right window screen missing, replace/install

5.3 Secondary Rooms/Electrical Hazards
Garage outlets have hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged at bottom causing cutting hazard, repair or replace

1.1 Living Room/Living Room Present
45 MIN PRE-CALL T0 THE OWNER 707-580-1163 (OWNER HAS MULTIPLE PORPERTIES ON THE SAME DAY)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Left GFI inoperable, repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove appliances and excessive clutter from yard

1.1 Living Room/Living Room Present
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, she requested a 30 min pre-call for tomorrow 07/31, please give 30 MIN PRE-CALL AT 510-882-1141. ALSO PLEASE GO AFTER 11:30 am AS STATED BELOW. M.T
NOTE FOR 7/31/25 ROUTE: PLEASE GO AT OR AFTER 11:30AM IF POSSIBLE

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry deadbolt lock from door on lower level leadings to garage

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle rights side of hot water heater

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure loose rear stair boards

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock front hall closet

3.1 Bathroom/Bathroom Present
Clean dust build up on vent screen

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

RIGHT BEDROOM LOWER LEVEL

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace level 2 common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

Install common area smoke detector/ carbon monoxide detector level 2

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, fire hazard

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.7 Kitchen/Wall Condition
1- Repair large crack on wall above door frame

2- TENANT to clean grease splatter on walls surrounding stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit

1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.4 Living Room/Security
replace damaged security door.
2.13 Kitchen/Space for Storage, Prep and Serving
replace missing cabinet door
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
4.8 Other Rooms/Floor Condition
laundry room;
ripped and damage floors repair or replace
5.4 Secondary Rooms/Other Potential Hazardous Features
replace smoke and co detector
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on front side and rear of home. repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair or replace non working heater
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back yard
2.10 Kitchen/Stove or Range with Oven
all the burners must self ignite - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
2.8 Kitchen/Floor Condition
floor cracking repair or replace
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.
2.6 Kitchen/Ceiling Condition
repair crack in ceiling
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell.
Picture taken.
2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace
2.12 Kitchen/Sink
repair leaking underneath sink.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration from wall inside closet.
4.3 Other Rooms/Elecrtical Hazards
replace missing light fixture
7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace or repair non working heater
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera
10:07 am.
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email

2.12 Kitchen/Sink
faucet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
very large crack in hallway ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show took picture 1:12pm
9-24-25 No show took picture sent email

1.1 Living Room/Living Room Present
CH-9-25-25 Pre call 30 min prior 510-684-9644
7/30/25 No show 1:02 pm, green building, picture taken
9-25-25 No show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/7/2025 OWNER CALLED WILL BE OUT OF TOWN AND TENANT HAS TO WORK BUT AVAILABLE ON THURS. MOVED FROM 8/26/2025 TO 9/25/2025 11AM-2PM. WILL ADVISE TENANT. CONFIRMED.

30 min pre-call to owner 510-776-6322

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Exceeds 10 year lifespan.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, excessive calcium build up in toilet

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry lock from hall closet door

Remove keyed entry lock from storage room behind kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025, minor only person present. PM has rule that wont allow them to enter unit without adult present.

3.3 Bathroom/Electrical Hazards
Light fixture cover missing, replace

4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector missing, replace

Install C02 detector in unit

8.7 General Health and Safety/Other Interior Hazards
Carpet torn in multiple places in hallway

1.1 Living Room/Living Room Present
Tenant no show 6/5/2025 11:30am . Unable to enter unit as minor only person present. PM has rule that adult must be present for entry. Picture taken

3.7 Bathroom/Wall Condition
Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet right of patio door has cracked cover plate that needs to be replaced

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Tenant to move personal items stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit, excessive clutter throughout unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, install

8.1 General Health and Safety/Access to Unit
No show- dog inside could not enter.

7.4 Heating and Plumbing/Water Heater
Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan in left bathroom

7.4 Heating and Plumbing/Water Heater
No access to water heater closet, tenant to clear personal items blocking access to water heater.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a C02 detector as well.

1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

5.4 Secondary Rooms/Other Potential Hazardous Features
Carpet torn at entry of loft, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan left bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items throughout unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

1.8 Living Room/Floor Condition
carpeting throughout entire unite very badly worn- repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly -repair/replace

8.1 General Health and Safety/Access to Unit
no show- 8/02/2025 11:00

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
remove black discoloration inside closet.

1.5 Living Room/Window Condition
Broken lock on sliding glass door. repair or replace

2.12 Kitchen/Sink
water leak underneath sink. repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Light in bedroom and loft located inside of bedroom inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored in carport

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

1.3 Living Room/Electrical Hazards
Install light switch covers and receptacle covers on all outlets in living room

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Walls heavily discolored, vacant unit

1.8 Living Room/Floor Condition
Install flooring in unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

Install range hood vent screens

2.7 Kitchen/Wall Condition
Walls heavily discolored, repair

3.12 Bathroom/Tub or Shower
Tub control knob missing, replace

3.7 Bathroom/Wall Condition
walls heavily discolored, repair

4.3 Other Rooms/Elecrtical Hazards
Install all outlet/light switch covers in room

4.7 Other Rooms/Wall Condition
Walls heavily discolored, repair

8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number on front door

1.8 Living Room/Floor Condition
Tile at front entry damaged, repair

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window screen torn, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

Install carbon monoxide detector inside of unit

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT

1.7 Living Room/Wall Condition
Replace missing baseboard trim underneath window

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.10 Kitchen/Stove or Range with Oven
two right side burners non operable, repair/replace.

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Top left stove burner non operable, repair.
2. Bottom right burner on stove not operable, repair.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock
8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.
2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
4.10 Other Rooms/Smoke Detectors
smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.5 Living Room/Window Condition
replace torn or missing screens.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
deteriorated caulking. sink is coming unattached from wall.
4.3 Other Rooms/Elecrtical Hazards
missing cover plate on light switches exposed wires repair or replace
4.5 Other Rooms/Window Condition
broken window frame. repair or replace.

replace missing or torn screens.
8.7 General Health and Safety/Other Interior Hazards
add smoke and CO detector in common area.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area not operable., repair/replace.
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in bedroom, install.
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
Property has been sold
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Repair, window screen damaged

5.2 Secondary Rooms/Security
Install turn style lock on garage door that leads to exterior. Remove double deadbolt.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of stove

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year lifespan.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable , repair

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

Dishwasher drains through air gap, repair as drain should go through garbage disposal

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration/moisture condensation on bathroom ceiling

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove digital lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door on hot water heater closet damaged, repair/replace

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/8/2025 INSPECTOR ARRIVED AT UNIT AND MAINT IS THERE DOING RENOVATIONS. UNIT IS VACANT. ADVISED INSPECTOR HE HAS TO MARK IT AS A NO SHOW. ALISON

9/26/2025 Tenant no show/vacant unit 1:05pm. Picture taken.

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio deck boards dry rotted, replace damaged boards

8.1 General Health and Safety/Access to Unit
Rear screen door missing doorknob, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet door wont open as designed, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace missing light fixture covers

Install GFCI outlet above kitchen sink

Outlets have open grounds, repair

3.3 Bathroom/Electrical Hazards
Replace heavily rusted light fixture

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing light fixture cover

4.5 Other Rooms/Window Condition
Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm
9-3-25 no show took picture and sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Remove sliding latch lock from front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Kitchen storage closet missing knobs, install

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:23pm, upstairs unit on left side
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet behind stove has hot/nuetral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 2:13pm lower left unit
9-3-25 no show took picture and sent email

2.11 Kitchen/Refrigerator
Clean old food splatter and remove dead insects from refrigerator unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
Outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620
4.10 Other Rooms/Smoke Detectors
No smoke detector in 2nd bedroom, install.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS BELOW CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 508 Alamo
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-453-5165 OWNER CONFIRMED ADDRESS IS 508 ALAMO. ITS A 4PLEX (PLEASE TRY TO MAKE THESE UNITS FIRST IF POSSIBLE)

CORRECT ADDRESS IS BELOW
CH-8-11-25 Pre call 1 HR min prior 510-453-5165
Address is 510 Alamo
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.3 Kitchen/Electrical Hazards
Outlet underneath window has cracked receptacle, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
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7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and vent fan

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.4 General Health and Safety/Garbage and Debris
Remove old window from yard

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 11:55am. Right side of duplex

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
JC-9-29-25 The owners son called and requested the 11/3 inspection be rescheduled to Dec. The owner will be out of the country, and they are waiting on a part. R/S to 12/16
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

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1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

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1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
JC-9-30-25 Tenant is not available on 11/10 r/s to 11/12
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC He also advised this unit is S8 - advised him to send proof. Explained at most we can reverse the $90 R/I fee for Nov, but the initial fee will not be waived
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds
4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door
7.4 Heating and Plumbing/Water Heater
Secure pilot light cover
8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.5 Kitchen/Window Condition
Window screen damaged, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged
3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall
4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5 Other Rooms/Window Condition
Move storage shed on exterior of bedroom window blocking clear path exit
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard
8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
9-30-25 O will be out of the country 11/5 r/s to 11/14 -JC
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.
8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
Proof of section 8 tenancy received
1.5 Living Room/Window Condition
living room screens missing from side windows - repair/replace
2.4 Kitchen/Security
Back door entry floor plate not properly secured - repair/replace
bottom of back door frame damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back door porch very large dip safety hazard - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke and Co detector missing - repair/replace
1.1 Living Room/Living Room Present
9-18-25 No show took picture sent email
Proof of section 8 tenancy received
1.1 Living Room/Living Room Present
8/27/25 owner claims this is owner occupied but provided no proof. Unit is not exempt until proof is provided
2.3 Kitchen/Electrical Hazards
gfci outet will not trip and reset. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace or repair
4.5 Other Rooms/Window Condition
replace missing screen
1.1 Living Room/Living Room Present
8/11/2025 Tenant refused entry for inspection, feels unit should be exempt. Owner present at time of inspection. Blue house with white trim . Picture taken.

8/27/25 received proof of Section 8
1.1 Living Room/Living Room Present
8/11/2025 11:03am Refusal of entry per tenant, owner present at time of inspection. Grey house with white trim. Picture taken.

8/27/25 received proof of section 8
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Install sink stopper in bathroom 2

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Subflooring damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair

2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet by patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair cabinet door under sink, loose and off hinge
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink

4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Oven inoperable, repair

2- Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
1.4 Living Room/Security
patio door not locking properly
patio screen door damaged
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub chipping / peeling - repair/replace/resurface
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
2.11 Kitchen/Refrigerator
refrigerator door handle broken - repair/replace
water leaking inside refrigerator - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors - tenant
both bedroom doors damaged - repair/replace
door knob not properly secured - repair/replace
2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors inop - repair/replace
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard
4.4 Other Rooms/Security
remove key door locks from all 3 bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
clear egress from blocking window
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
1.3 Living Room/Electrical Hazards
hallway light cover broken/damaged - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace
2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.2 Kitchen/Electricty
dinning area light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748
2.13 Kitchen/Space for Storage, Prep and Serving
1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/repair.
4.10 Other Rooms/Smoke Detectors
Smoke detector in left front bedroom non operable, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-10-1-25 pre call 30 min prior 510-323-5748

2.10 Kitchen/Stove or Range with Oven
Kitchen stove not working properly:
1. All four burners does not self ignite, repair.
2. Stove does not heat up, repair.
3. Screen not operable, repair/replace.

1.1 Living Room/Living Room Present
CH-8-13-25 owner call in pre call 510-323-5748

1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the tenant and rescheduled the 10/10 inspection to 10/27. There is no one available to be there. He will alert the owner

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the tenant. She will oot on 10/21. R/S the inspection to 11/4pm and advised her to alert management

1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid

1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom

2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair

2.12 Kitchen/Sink
Secure faucet base to sink, loose

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage

3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit

3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration

3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install

4.4 Other Rooms/Security
Remove keyed entry lock

4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window

4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-10-1-25 Spoke to the owner who advised he will be out of town on the 29th. He is not sure the tenant can be there. Rescheduled the inspection to 11/3

1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

TENANT TO MOVE FURNITURE BLOCKING WINDOW
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

Rear burners inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain should go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet left of sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
2.10 Kitchen/Stove or Range with Oven
Front Left & Center burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)
1.7 Living Room/Wall Condition
Clean red discoloration on wall left of patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
4.4 Other Rooms/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking clear path to window (fire exit)
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.
2.3 Kitchen/Electrical Hazards
ceiling light cover cracked will not fit around light. replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
JC-10-1-25 Spoke to Sonia (pm) RESCHEUDLED THE 10/7 INSPECTION TO 11/18. The need more time to make the repairs.

2.5 Kitchen/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint

3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Repair shower head leak

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stopper missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio

3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
3.4 Bathroom/Security
Door damaged, replace
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
1- Right Rear burner inoperable, repair

2- Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Disposal not functioning.

Repair plugged drain.

Kitchen sink drain has a major leak.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove (fire hazard)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair

2.5 Kitchen/Window Condition
kitchen screen damaged -

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface

2.5 Kitchen/Window Condition
screen damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded

3.12 Bathroom/Tub or Shower
caulking in side tub worn/damaged/discolored - remove repair-recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose and not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

2.12 Kitchen/Sink
dishwasher not working properly

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
middle burner knob broken

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
4.4	Other Rooms/Security remove key door lock from bedroom door clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwaser inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 10-1-25 no show property management no access to property
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

2.12 Kitchen/Sink
leak underneath sink - water damaged underneath sink - repair/replace
dishwasher inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
screen damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector - missing/inop
2.12 Kitchen/Sink
drain gasket missing - repair/replace
faucet handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
doesnt stay consistently cold - leaks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.2 Kitchen/Electricty
dinning room light not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the owner who advised the tenant is not available on 10/16 rescheduled the inspection to 10/28 (however she may cb to select 11/3 instead - she has to confirm with the tenant)
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Remove sliding lock from front door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

center burner knob missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
NO ACCESS, LOOSE PETS IN BEDROOM
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window
3.1 Bathroom/Bathroom Present
NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen
1.1 Living Room/Living Room Present
JC-10-2-25 Spoke to the property manager. She called to reschedule (tenant not available I believe) r/s from 10/15 to 11/3
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.4 Bathroom/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Light switch cover damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.7 Living Room/Wall Condition
Repair holes on living room and dining room walls
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
1.1 Living Room/Living Room Present
10/2/25 received proof this unit is Section 8

JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored

2- Resurface tub, excessive discoloration, surface rust and peeling paint
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle behind bunk beds

4.4 Other Rooms/Security
Move items being stored behind door so door can open as designed

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door

7.4 Heating and Plumbing/Water Heater
Secure pilot light cover

8.1 General Health and Safety/Access to Unit
Front and rear security gates damaged causing potential cutting hazard. repair or replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it exceeds 10 year life span

1.1 Living Room/Living Room Present
10/1/25 received proof unit is Section 8, reinspection fee waived but original $306 is due as we did not receive proof until after second inspection

9-11-25 no show sent email

1.3 Living Room/Electrical Hazards
non working outlet repair or replace

1.4 Living Room/Security
torn and ripped cut hazard repair or replaced.

2.5 Kitchen/Window Condition
replace missing screens

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window seal

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair

8.1 General Health and Safety/Access to Unit
Replace missing patio screen door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.4 Bathroom/Security
Install striker plate on door frame
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.4 Living Room/Security
Remove double keyed deadbolt on front door, install turn style deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards
1. Common area smoke detector/carbon monoxide detector removed, replace

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
3.6 Bathroom/Ceiling Condition
Address ceiling discoloration, fan inoperable as vents were painted shut
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Replace damaged rubber splash guard
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

2. Hall light inoperable, repair

4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.2 Bathroom/Electricty
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets by kitchen sink have no power, repair

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint

3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation
unit health and safety hazard full infestation of roaches
unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

2.1 Kitchen/Kitchen Area Present
all kitchen burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door has air gap - repair
3.12	Bathroom/Tub or Shower
	tub has large amount of discoloration - resurface/repair
	caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition
	all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	roach infestation - remove
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worm - recaulk - repair
	tub peeling - resurface - repair
2.12	Kitchen/Sink
	garbage disposal inop - repair/repalce
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	tub chipping -repair/replace
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater missing earthquake straps
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
1.4	Living Room/Security
	patio screen door damaged - repair/replace
1.4	Living Room/Security
	front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door of hinges - repair
2.12	Kitchen/Sink
	cover below sink missing - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4 Living Room/Security
patio screen door missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2 bedrooms inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
2.12 Kitchen/Sink
garbage disposal inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
2.1 Kitchen/Kitchen Area Present
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet doors above stove missing handles - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress on patio
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
1.1 Living Room/Living Room Present
10/3/2025 OWNER CALLED NEEDS TO RESCHEDULE. TENANT WILL BE OUT OF COUNTRY UNTIL END OF DEC. OWNER WILL BE ON VAC BUT WILL BE BACK DEC 5, 2025. HE CAN BE THERE THE FOLLOWING WEEK. MOVED FROM 10/27/2025 TO 12/9/2025 1PM-4PM OWNER CONFIRMED. CALL 30MIN PRIOR 415-828-0682 ALISON
1.1 Living Room/Living Room Present
JC-10-3-25 Owner sent an email asking for a reschedule. Some of the work is not done pending permits, R/S FROM 10/3 TO 10/30 BUT EXPLAINED THE INSPECTION MUST PASS NO LATER THAN 4 MONTHS FROM THE ORIGINAL FAIL.
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area

1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner and rescheduled the 10/6 inspection to 10/28. Advised him it must pass no later than 4 months after the initial fail. He is aware.
TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

3.4 Bathroom/Security
Remove keyed entry lock from door

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable
1.1 Living Room/Living Room Present
JC-10-3-25 Spoke to the owner who called with an issue. The tenant does not want gas service turned on in the apt. So, he is at a standstill as there is a heater there that may work, but he does not know. Advised he will need to coordinate with the tenant to see if they are willing to turn it on even if it is temporary. Emailed him a refusal form as well.
Tenant no show 5/16/2025 9:40am
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to remove personal items being stored on common area walkway in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
2.12 Kitchen/Sink
faucet dripping - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON
2.3 Kitchen/Electrical Hazards
Non GFCI outlet and end pf countertop has open grounds, repair

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.4 Bathroom/Security
Secure door knobs to door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room right of rear door has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. TENANT to remove keyed entry lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has no power, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
1.3 Living Room/Electrical Hazards
Outlet underneath tv has no power, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet runs continuously, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.13 Bathroom/Ventilation
Replace rusted vent screen cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

3.12 Bathroom/Tub or Shower
Shower head leaking repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet on left wall

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet to sink

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and scheduled 10/31pm. Spoke to the owner and verbally confirmed. Waived the re-inspection fee for this date with approval. She will alert the tenant of the scheduled date.

4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in sun room, used as a living space
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
replace smoke detector
1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.4 Living Room/Security
Front door doesnt close as designed, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider

3.12	Bathroom/Tub or Shower
	caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
2.5	Kitchen/Window Condition
	screen missing
2.12	Kitchen/Sink
	sink clogged not draining properly - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	replace sink air raider
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security
	remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	cabinet door missing - repair/replace
	sink air raider missing
3.12	Bathroom/Tub or Shower
	Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink
	faucet air raider missing
	dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.4	Living Room/Security
	patio screen door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink handle not properly secured - repair/replace
	sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower
	tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
4.8	Other Rooms/Floor Condition
	carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
	door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling - resurface/repair
3.13	Bathroom/Ventilation
	vent fan not working properly - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
1.7	Living Room/Wall Condition
	wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition
	carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security
	bathroom door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
4.4 Other Rooms/Security
clear egress from blocking window
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
1.4 Living Room/Security
patio screen damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.4 Bathroom/Security
door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
1.7 Living Room/Wall Condition
hole behind front door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10/07/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-685-5356 FOR FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/08/25- Spoke to owner, she requested an ext due to needing to leave to india for a family emergency. We re-scheduled from 10/09 to 12/16 between 9am-12pm. O agreed. Please give 30 min pre-call to owner at 510-232-5945. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.
1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom #2 walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
3.12 Bathroom/Tub or Shower
Resurface tub in bathroom #2
2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
OWNER CALLED IN TO SCHEDULE. NOW READY UNIT IS NOW A RENTAL. SCHEDULED FOR 10/8/2026 1PM-4PM. ALISON

10/6/25 per owner, tenant moved out on 9/30/25 and unit will not be re-rented.

JC-8-21-25 Owner called in last week stating the tenant called in on 7/24 and rescheduled the 7/25 inspection to 9/16. Reviewed call records and could not find any call where the tenant spoke to an agent and rescheduled (tenant number is 415-539-9878 per the owner) called the owner and advised the inspection fee will stand unless they can provide more info.
No-show 5-1-25 10:45 yellow door second to last unit

7/25/2025 Tenant no show 7/25/2025 2:06pm, grey townhouse with orange door
1.8 Living Room/Floor Condition
Living room floor has large dip - repair/replace
2.10 Kitchen/Stove or Range with Oven
Knobs missing for stove - repair / replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink not drawing properly - repair/replace
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace
2.6 Kitchen/Ceiling Condition
Clean food splatter/discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.6 Other Rooms/Celing Condition
Repair, evidence of water damage
4.7 Other Rooms/Wall Condition
Repair, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am
2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.
8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet left of window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, knob missing. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening above front door in common exterior hallway.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair

2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPAIR DAMAGED FLOORING IN UNIT.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.12 Bathroom/Tub or Shower
1. Tub Drain Clogged/Slow.

2. CAULK TUB UNIT

3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls
3.7 Bathroom/Wall Condition
Treat walls, severe discoloration on walls
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
2.8 Kitchen/Floor Condition
Repair damaged flooring
2.11 Kitchen/Refrigerator
1. Refrigerator leakage present.

2. Refrigerator/Freezer does not maintain temperature.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration
4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
2.12 Kitchen/Sink
Caulk kitchen sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.
1.4 Living Room/Security
Front door missing deadbolt lock, repair
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.
1.7 Living Room/Wall Condition
Repair peeling paint on walls
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
safety rail need on back porch steps.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
8/11/25 no access, not able to locate address. Takes me to the Chevron Refinery and went to 3 gates and not let in.

4.10 Other Rooms/Smoke Detectors
replace non working smoke and CO detectors in bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors

1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly – repair/replace
Right side bedroom, smoke detector, not working properly – repair/replace

4.4 Other Rooms/Security
Remove key door lock From right side bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing – repair/replace
2.10 Kitchen/Stove or Range with Oven
Rear left burner, not self-igniting – repair/replace
2.12 Kitchen/Sink
Garbage disposal not working properly – repair/replace
4.10 Other Rooms/Smoke Detectors
Right side bedroom, smoke detector, Missing / not working properly – repair/replace
4.4 Other Rooms/Security
Remove key door lock from right side bedroom door
4.10 Other Rooms/Smoke Detectors
replace non workking smoke detector
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. recalked tub.
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
remove over grown trees bushes from property
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from property
1.1 Living Room/Living Room Present
7-28-25 30 min pre-call 626-712-4329 to owner (multiple units)
2.10 Kitchen/Stove or Range with Oven
right rear burner will not ignite. repair or replace
3.3 Bathroom/Electrical Hazards
outlet hot and neutral is reversed repair or replace
3.8 Bathroom/Floor Condition
hole in corner of flroor and wall repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing soke detector
4.5 Other Rooms/Window Condition
broken sliding glass door repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration behind bed.
7.4 Heating and Plumbing/Water Heater
replace missing earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peelling floors trip hazard. repair or replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace

2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Top right burner not operable, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Upstairs bathroom toilet flush/fill valve is stopped up.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Rcvd email to reschedule from PM rescheduled the 10/8 to 11/6 - inspector confirmed he will cross it off.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-10-8-25 Mgr emailed back requesting something sooner. Moved the inspection from 11/6 to 10/24
4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
open ground outlet replace with gfci
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
stopped up sink. unclog sink
sink is becoming detached from wall. repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
2.3 Kitchen/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
2.5 Kitchen/Window Condition
replace missing screens.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
chipped and peeling tile inside tub soap dish area. repair or replace.
3.3 Bathroom/Electrical Hazards
non working gfci out repair or replace
3.5 Bathroom/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.5 Other Rooms/Window Condition
replace missing screens
4.4 Other Rooms/Security
remove key lock
8.4 General Health and Safety/Garbage and Debris
remove garbage from yard.
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
4.4 Other Rooms/Security
remove keylocks
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
1.4 Living Room/Security
torn security door repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace
2.5 Kitchen/Window Condition
sliding glass door hard to open repair or replace.

replace missing screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.
3.4 Bathroom/Security
remove key lock
3.5 Bathroom/Window Condition
replace missing screens

replace broken window
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
remove key lock

window hard to open repair or replace
4.6 Other Rooms/Celing Condition
remove black discoloration from ceiling

5.2 Secondary Rooms/Security
remove keylock
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from back side of house.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
broken medicine cabinet repair replaces or remove.
3.12 Bathroom/Tub or Shower
chipping and peeling and deteriorating caulking. resurface and recaulk
4.4 Other Rooms/Security
remove key lock
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5985
8.4 General Health and Safety/Garbage and Debris
remove garbage from front and backyard old appliances and old paint
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Laundry room has two cracked receptacles, replace
1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock
1.1 Living Room/Living Room Present
10/08/25- Tenant called in requesting an ext due to not being available on 10/14 due to a job interview. Re-scheduled for 11/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
JC-10-8-25 Spoke to the tenant who requested an extension due to repairs (his units were already moved to 11/13) r/s from 10/9 to 11/13
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-502-5228 -JC 10/8
JC-10-8-25 Owner called in (5 units scheduled for 10/13) but he needs additional time to make repairs on 2-3 units. R/S all to 11/21 between 9-12pm

4.4 Other Rooms/Security
remove key locks

4.5 Other Rooms/Window Condition
replace missing screens

8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.
2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace
2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair
3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.
2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove

4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am
1.6 Living Room/Ceiling Condition
Large cracks in hallway ceiling repair
3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair
4.3 Other Rooms/Elecrtical Hazards
Bedroom light fixture cover, missing repair/replace
4.4 Other Rooms/Security
Remove key lock From bedroom door
4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair
4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items being stored on patio deck
8.6 General Health and Safety/Interior Stairs and Common Halls
Right hall light inoperable, repair
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

Replace cracked outlet on right wall
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement. Tank lid damaged
8.4 General Health and Safety/Garbage and Debris
Tenant to move items stored in hot water heater closet
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio screen door missing, replace

1.1 Living Room/Living Room Present
8/9/2025 1:48pm owner no show, vacant unit.

2.3 Kitchen/Electrical Hazards
Lower outlets on walls
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.3 Other Rooms/Elecrtical Hazards
Lower outlets on wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

5.3 Secondary Rooms/Electrical Hazards
Lower outlets in dining room
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

7.4 Heating and Plumbing/Water Heater
Discharge pipe must be copper, Cpvc or galvanized steel

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, cutting hazard. Repair, replace or remove

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Resurface tub in master bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

1.1 Living Room/Living Room Present
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.

3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.

2.10 Kitchen/Stove or Range with Oven
All four burners on stove not self igniting, repair/replace.

2.10 Kitchen/Stove or Range with Oven
All four kitchen burners non operable, repair/replace.

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinets in poor condition, loose and falling off being held up by tape, repair/replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen light switch missing, wires exposed, repair/replace.
2. GFI in kitchen non operable, repair/replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Left side hallway bathroom toilet seat broken, paint chipping, exposure repair/replace.

4.5 Other Rooms/Window Condition
Front bedroom #1 window broken, exposed to elements, not sealed, repair/replace.

4.10 Other Rooms/Smoke Detectors
Right side bedroom #2 smoke detector malfunctioning, replace.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace

1.4 Living Room/Security
front door vey hard too close - repair/replace
front door knob loose - repair/replace

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

2.10 Kitchen/Stove or Range with Oven
Kitchen stove top right burner non operable, repair.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.5 Bathroom/Window Condition
screen missing

4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window (bed)

1.5 Living Room/Window Condition
screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
Back bedroom# 1 smoke detector non operable, repair/replace.

4.4 Other Rooms/Security
Tenant would not allow access into bedroom #1.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector in common area no operable, repair/replace.

3.6 Bathroom/Ceiling Condition
Bathroom exhaust fan non operable, repair/replace.

4.10 Other Rooms/Smoke Detectors
Bedroom #1 smoke detector non operable, repair/replace.

4.5 Other Rooms/Window Condition
1. Left front bedroom window unable to close (landlord need to repair/replace)
2.. Left front bedroom window no access due to clutter (tenant need to remove)

4.10 Other Rooms/Smoke Detectors
Left back bedroom #2 smoke detector non operable, repair/replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet/sink not secure coming off wall, repair /replace.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-595-5073
JC-10-9-25 Spoke to the owner and rescheduled the 11/19 inspection to 11/6 - the owner will be going out of town
9-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.1 General Health and Safety/Access to Unit
Front security door damaged at bottom, repair
1.1 Living Room/Living Room Present
CH-7-9-25 R/S from 8-29-25 to 8-11-25 will be out of town Pre call 805-459-8961
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.
5.4 Secondary Rooms/Other Potential Hazardous Features
Window above laundry appliances missing screen, install
1.5 Living Room/Window Condition
Window screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access at all times to quick release (fire exit)
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Doorbell inoperable, repair
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
Correct address is 514 Alamo
2.10 Kitchen/Stove or Range with Oven
Range hood rusted and inoperable, replace
2.7 Kitchen/Wall Condition
Clean grease splatter in wall behind stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.

- Move items behind door to allow door to open as designed
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-8-11-25 Pre call 1HR prior 510-453-5165
ADDRESS IS 512 Alamo
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Outlet on left wall missing coverplate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Move common area smoke detector from rear of unit to front. There are 3 smoke detectors in unit all within 6 feet of one another in the rear.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-747-5463 -JC 7/1

4.4 Other Rooms/Security
remove key lock

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email

4.5 Other Rooms/Window Condition
replace missing screen

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-913-0322 and/or 925-319-7800.

4.4 Other Rooms/Security
remove keylock

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass.

remove old appliances garage and debris

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-9-3-25 Returned the property managers call. It sounded like she stated the inspection was scheduled for yesterday.
9-3-25 no show took picture and sent email

2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace

8.1 General Health and Safety/Access to Unit
No Show-07/01/2025 11:00 tan house green trim

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
May 15, 2025 no-show tenant stated they were unaware of any inspection
9-3-25 no show took picture and sent email smoke to owner he stated he has canceled this unit for inspections
10-9-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00pm tan house house red trim

1.1 Living Room/Living Room Present
CH-10-10-25 R/s from 10-27-25 to 11-6-25 tenant stataes no one will be there

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

1.1 Living Room/Living Room Present
10/10/25- Spoke to owner, she stated her son is living in her property so she wants to claim the family exemption. I advised of the proof she needs to send in to process the exemption. Re-scheduled the inspection from 10/14 to 11/14 between 1pm-4pm in order to have enough time to receive the proof via mail. M.T

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Secure hinge on rear door

8.2 General Health and Safety/Exits
Move items blocking access to bedroom window (fire exit)

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Flooring torn in living room and hallway, repair

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

Door handles missing, replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.6 Kitchen/Ceiling Condition
Replace/Install missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Exterior window trim removed, replace

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3- Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace door by front stairs missing cover, replace

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Repair rear door, door will not open as designed

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Front security gate damaged, repair or remove

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Left window screen damaged, repair

4.6 Other Rooms/Celing Condition
Secure light fixture

5.3 Secondary Rooms/Electrical Hazards
Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove items stored directly in front and on top of heater (fire hazard)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Secure rear door knobs to door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

1.1 Living Room/Living Room Present
JC-10-10-25 Tenant emailed requesting a reschedule as he will be out of the country. Rescheduled to 11/21 and advised him to alert the owner
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

1.1 Living Room/Living Room Present
JC-10-10-25 Spoke to the mgr who requested an extension (repairs arent done) r/s from 10/13 to 11/17
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 year life span, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall has something broken in upper receptacle, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window frame damaged, repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind control knob, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
4.3 Other Rooms/Elecrtical Hazards
Outlet in right wall has no power, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Secure rear exterior outlet to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am
1.1 Living Room/Living Room Present
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair

Install quick release for security bars or remove bars. Tenant must be able to exit room in a emergency
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust.

Install safety guides for glass shower doors
8.6 General Health and Safety/Interior Stairs and Common Halls
Front common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on bathroom vent fan
4.5 Other Rooms/Window Condition
window lock mechanism damaged/missing.
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in yard
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screen missing across from carport, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent cover across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet above sink
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen across from carport
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit
1.1 Living Room/Living Room Present
30 min pre-call to 408-250-9911 to advise which unit you will arrive to first 7/24 JC
1.4 Living Room/Security
Install striker plate on door frame for deadbolt lock
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
2.12 Kitchen/Sink
Resurface kitchen sink, rust present inside of sink
4.5 Other Rooms/Window Condition
Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
1.1 Living Room/Living Room Present
30 min pre-call 408-250-9911
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior weatherproof outlet cover
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in rear yard
1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.
2.12 Kitchen/Sink
Faucet leaking in center, repair or replace
2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
1- Replace missing range hood vent screen/filter
2- Center burner inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light switch coverplate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Secure thermostat to wall
8.2 General Health and Safety/Exits
Clear items on exterior of unit blocking bedroom window exits
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
2.12 Kitchen/Sink
Subfloor underneath kitchen sink damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1- Heater inoperable, repair

2- Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door that leads to exterior
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of trash on floors throughout unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet not resetting - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
entry way smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
3.13 Bathroom/Ventilation
vent fan inop- repair/replace
2.10 Kitchen/Stove or Range with Oven
stove burners not working properly - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing - repair/replace
4.8 Other Rooms/Floor Condition
Carpet lip, lifting up in bedroom entryway - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
2.12 Kitchen/Sink
Faucet handle broken not properly secured - repair/replace
4.4 Other Rooms/Security
Remove egress from blocking bedroom door from opening all the way
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up - tripping hazard - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no Show-07/01/2025
8.3 General Health and Safety/Evidence of Infestation
Roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood vent screens missing, install
2.11 Kitchen/Refrigerator
No refrigerator in unit, currently vacant unit
3.12 Bathroom/Tub or Shower
Remove discharge pipe from shower head leading to tub
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace missing fence boards in rear left of unit
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
3.12 Bathroom/Tub or Shower
Repair/seal large crack on shower enclosure wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted/peeling paint, replace
2.11 Kitchen/Refrigerator
Secure door gasket
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T
1.3 Living Room/Electrical Hazards
No access to outlets due to excessive clutter
1.5 Living Room/Window Condition
Clear personal items to allow access to windows
2.10 Kitchen/Stove or Range with Oven
Clean food splatter on stove
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

Rear security gate damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit to prevent them from falling over into yard

8.4 General Health and Safety/Garbage and Debris
Remove old toilet and screen doors from rear of unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear of unit. Items must be secured so they dont fall over in yard

8.4 General Health and Safety/Garbage and Debris
Remove freezer from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, exceeds 10 year life span. Replace

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood, stove and backsplash

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing coverplate, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector exceeds 10 years, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Peeling paint in window seal, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent covers damaged on right side of unit, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

Range hood vent screen missing, replace

3.6 Bathroom/Ceiling Condition
Repair soft spot on ceiling above shower, evidence of water damage

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood light bulb

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet at top of stairwell

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

1.3 Living Room/Electrical Hazards
Replace cracked outlet underneath left window

2.12 Kitchen/Sink
Resurface kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet located across from stairwell.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
NO SHOW- light blue house 5/20 1:31

8.7 General Health and Safety/Other Interior Hazards
Smoke detector and carbon monoxide detectors are inoperable both levels. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-776-6322

8.7 General Health and Safety/Other Interior Hazards
replace missing co detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace

3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.

4.4 Other Rooms/Security
remove key lock

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace

2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace

2.5 Kitchen/Window Condition
replace broken window and missing screen

3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 08/21/2025

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
vacant unit- 08/21/2025

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair Bathroom 2

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in laundry room
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
1.4 Living Room/Security
Complete repairs to door and install missing section of door trim
1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim
1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Complete repairs to window frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust on interior side. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.4 Living Room/Security
Install patio door screen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath thermostat has open neutral, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

Lock striker plate must work and be securely fastened to door frame.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door

8.2 General Health and Safety/Exits
Patio door on left side of unit missing lock mechanism, replace

8.4 General Health and Safety/Garbage and Debris
Remove old toilets from exterior left side of unit

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

1.7 Living Room/Wall Condition
Clean black smoke discoloration from walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Outlet has hot/neutral reverse, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
7.5 Heating and Plumbing/Water Supply
No hot water in bathroom sink, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and fencing from rear yard
4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door left of stove off hinge, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

No show 1:08 pm orange/beige house, picture taken.
1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show took picture sent email
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in back of house leaning/worn - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
light switch cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.3 Kitchen/Electrical Hazards
both kitchens 1st & 2nd fl GFCI outlet missing
3.3 Bathroom/Electrical Hazards
1st and 2nd fl bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing - reapir
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/raplace
6.3 Building Exterior/Condition of Roof and Gutters
gutters need to be cleaned
1.6 Living Room/Ceiling Condition
living room ceiling has very large crack - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.7 Bathroom/Wall Condition
wall in bathroom missing exposing pipes - repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair
3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door handle loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd floor Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
1.1 Living Room/Living Room Present
10/14/25 recevied proof of sale

10-14-25 no show no took picture sent email
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.
JC-10-15-25 Spoke to the tenant. She will be oot on 11/13. R/S inspection to 11/2. She will alert the tenant
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

1.1 Living Room/Living Room Present
10/13/25 recevied proof of Section 8

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

1.1 Living Room/Living Room Present
10/15/25- Spoke to owner, he requested another ext due to needing more time for the water heater repairs due to permitting issues. I advised the farthest i can re-schedule is end of Nov since unit failed end of July.
Re-scheduled to 11/24 between 9am-12pm. O agreed. M.T

9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
JC-10-15-25 Owner called in and requested to r/s from 11/20 to 11/21. Rescheduled. Advised no to his request to waive the re-inspection fee from the original date as the inspector provided proof that he was at the property.
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-15-25 COR rep called and conferenced the owner. Owner requested to reschedule 10/16 to Nov, as the current tenant is moving out 10/31 and she has not been able to complete anything with the tenant in place. R/S to 11/17
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

2.10 Kitchen/Stove or Range with Oven
Knobs missing, replace so stove can be inspected

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle left of sink

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Window screen torn, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on back deck

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK

4.5 Other Rooms/Window Condition
Clear items blocking patio door (fire exit)

4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

2.12 Kitchen/Sink
Secure faucet to sink

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

Clean grease splatter on backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.4 Kitchen/Security
Remove keyed entry lock from kitchen door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
GFCI will not reset, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard
1.8 Living Room/Floor Condition
Flooring heavily soiled, clean carpet
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding in shared yard
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom at tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace
1.1 Living Room/Living Room Present
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 428 S.49th St
6.1 Building Exterior/Condition of Foundation
Fill cracks in rear yard, potential tripping hazard
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

install discharge pipe, within 6" of floor.
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
ADDRESS IS 426 S.49th St
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair.
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing patio light bulb
8.10 General Health and Safety/Site and Neighborhood Conditions
Shared fencing missing boards, replace
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Flooring torn entering laundry room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Tenant to clear items blocking rear door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove old appliances being stored on patio
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Right window screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
1.1 Living Room/Living Room Present
Tenant no show 4/11/2025 1:00pm, tenant not notified of inspection. Number for owner is not in service.
No-show sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. S/D missing, base present. To be replaced
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to move items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Tenant to clear items to allow access to quick release
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items stored directly in front of heater
8.7 General Health and Safety/Other Interior Hazards
Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.4 Living Room/Security
patio door hard to open/close - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
1.4 Living Room/Security
porch light inop
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
1.1 Living Room/Living Room Present
unit under renovation
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
2.4 Kitchen/Security
patio door not locking properly
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
3.5	Bathroom/Window Condition screens missing
4.5	Other Rooms/Window Condition bedroom screens missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
NO access to unit during time frame as unit is in gated community, no response at unit after time frame as other inspections scheduled inside of complex with property manager.

5/23/2025 Tenant refused entry as she wasnt notified of inspection, called owner and no response. Tenant has number for OutSource and will call to reschedule inspection as owner is out of the country per tenant.

6/26/2025 Tenant refused entry 11:00am, states she called scheduling department and requested another reschedule. No notes per OutSource it regarding tenant calling in.

10/16/2025 Tenant refused entry, states she is sick and will need to reschedule.

2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT HAS EXCEEDED 10 YEAR LIFE SPAN (2009)

4.5 Other Rooms/Window Condition
Clear path to window and heater located underneath window

8.7 General Health and Safety/Other Interior Hazards
Living room, smoke detector, and CO detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Garage light switch missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Outlet in garage above washing machine missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fence on left side of unit, severely leaning
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Hall light switch missing cover plate, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Recaulk tub, interior
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from hall closet door
8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector base
1.1 Living Room/Living Room Present
ADDRESS IS 327 32nd St.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
ADDRESS IS 329 32nd St.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Bath = Missing Exhaust Vent Cover.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old common area smoke detector base and old thermostat mounted on wall
3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

A missing and/or cracked coverplate presents an electrical hazard.
Outlet on center wall missing cover plate, replace

8.4 General Health and Safety/Garbage and Debris
Remove trash/clutter from rear exterior of unit

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.1 Kitchen/Kitchen Area Present
Clean grease splatter on stove, backsplash

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
SHOWER HEAD LEAKING IN REAR, REPAIR

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

4.4 Other Rooms/Security
Clear personal items in room behind door to allow it to open as designed

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling

2.7 Kitchen/Wall Condition
Clean discoloration on walls

3.12 Bathroom/Tub or Shower
Leak behind cold water control knob, repair

Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2007)

4.5 Other Rooms/Window Condition
Move furniture blocking clear access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Kitchen sink drain has a major leak.

4.5 Other Rooms/Window Condition
CUT DOWN BRUSH ON EXTERIOR SIDE OF BEDROOM WINDOW PREVENTING CLEAR EXIT IN EMERGENCY

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry nook window screen missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall.

8.1 General Health and Safety/Access to Unit
Repair damaged rear security gate, torn at bottom

8.4 General Health and Safety/Garbage and Debris
Clean and discard of clutter in rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector, exceeded 10 year life span (2012)

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair rear fence on left side of unit, severely leaning

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right sink knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 inoperable, replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

1.1 Living Room/Living Room Present
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking sliding glass door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crake in wall repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCFI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
3.12 Bathroom/Tub or Shower
h/c shower handle missing -

8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.4 Bathroom/Security
bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
10/17/25- Spoke to owner, please give him a 30 min pre-call for ANY FUTURE INSPECTIONS 510-812-9975. M.T
1.1 Living Room/Living Room Present
11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly leaking from bottom - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
Please call 510 856 8967 for access
1.4 Living Room/Security
patio door handle broken/missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-10-17-25 Emailed the mgr and moved this inspection up to Monday. #28 is scheduled the same day. She confirmed with the tenant that it wa ok to move it up
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
JC-10-17-25 Spoke to the owner and rescheduled the 10/24 inspection to 11/7. He is working on a repair and there is a scheduling conflict. He will alert the tenant
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.4 Bathroom/Security
Remove keyed entry lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Hot water knob damaged, replace
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed entry lock from closet door
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover switch for patio light
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and walls
3.12 Bathroom/Tub or Shower
Caulk tub (interior)
5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in basement
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
5.3 Secondary Rooms/Electrical Hazards
Garage
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door leading to exterior
8.3 General Health and Safety/Evidence of Infestation
ant infestation in kitchen
1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Repair damaged wall behind toilet
3.12 Bathroom/Tub or Shower
Repair damaged caulking on inside and outside of tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.2 Secondary Rooms/Security
Laundry room window screen missing, replace

Tenant to clean organic black discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Left rear burner not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Install lock on window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

3.12 Bathroom/Tub or Shower
Repair leak at hot water control knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to patio door (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Electrical Outlet Cover Damaged. Outlet next to hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

1.1 Living Room/Living Room Present
FOR ANY FUTURE INSPECTION, PLEASE GIVE OWNER A CALL UPON ARRIVAL, SHE LIVES IN THE BACK HOUSE AND WILL PROVIDE ACCESS (510-944-7432). M.T

09/12/25- Spoke to owner, she wanted to know why the inspector did not arrive. I advised her that the inspector attempted to inspect the unit and knocked but was not let in. Advised her to wait for the next notice to com e in the mail with the date. M.T

Tenant no show 7/17/2025 11:00am, no response at unit. Number listed is not in service. Picture taken, front unit of duplex. Green with white trim.

9/11/2025 Tenant no show 1:15pm. No response to knocking on door. Number listed for owner is not in service.

3.3 Bathroom/Electrical Hazards
Install GFI protected outlet above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as test button is damaged.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.

8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Install striker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

3.5 Bathroom/Window Condition
Clean discoloration on bathroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Secure kitchen faucet

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.1 Living Room/Living Room Present
JC-10-20-25 Owner called and advised she needs more time r/s from 11/13 to 12/8

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
CH-10-20-25 r/s from 11-13-25 to 11-20-25 tenant will be out of town for work

1.1 Living Room/Living Room Present
PLEASE WEAR A FACE AND FOOT COVERING (NOTE FOR ROUTE)

JC-10-20-25 Tenant called in and stated she will not be home on the 24th and has dogs. R/S the 10/24 inspection to 11/5. (TENANT MAY CB TO HAVE IT MOVED BACK TO THE 24TH - PLEASE DO). Advised her to alert the manager.
Tenant asked if the inspectors will where a hazmat suit as she is going through a treatment and does not want to risk infection/getting sick. Advised they do not have access to that type of equipment to my knowledge, but I would request that they wear masks/foot coverings. Also offered the tenant a refusal form to avoid any contact. Tenant wanted to move forward.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20
1.1 Living Room/Living Room Present
JC-10-20-25 Spoke to the owner who called and requested a r/s he is not available and would like to be there/tenant may be going out of town soon. R/S the 10/27 inspection to 11/19
2.10 Kitchen/Stove or Range with Oven
Range hood light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.5 Living Room/Window Condition
Left window-
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Range hood light and filter screens missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Secure living room smoke detector to ceiling
2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is missing, replace
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
1.5 Living Room/Window Condition
Clear items in front of window to allow access for inspection
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace removed common area smoke detector
2.11 Kitchen/Refrigerator
Refrigerator constantly cuts off, replace
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door in bedroom will not open, repair
2.10 Kitchen/Stove or Range with Oven
Range hood filter screens missing, replace
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.2 General Health and Safety/Exits
Install striker plates on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
4.3 Other Rooms/Elecrtical Hazards
Outlets on left wall have no power, repair
1.1 Living Room/Living Room Present
08/21/25- PLEASE GIVE 30 MIN PRE-CALL TO OWNER, 510-650-6608. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet across from front door has hot/neutral reverse, repair
- Dining room outlet above heater has hot/neutral reverse, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room
4.5 Other Rooms/Window Condition
Clean discoloration on window

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

1- Front and rear exterior dryer vent covers missing/damaged. Replace

2- Rear exterior outlet missing weatherproof cover and has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knobs to door

6.3 Building Exterior/Condition of Roof and Gutters
Secure rear roof gutters

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for vent cover damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Replace missing cabinet drawer fronts left of stove

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284
8/22/2025 Tenant no show, PM has no key for unit
10/20/2025 Spoke with OutSource it confirm address. Unit os either going to be 1932 Chanslor or 1934 Chanslor. Their are 3 mailboxes on site for this addresses. Technically there is no 1932 unit B

3.3 Bathroom/Electrical Hazards
GFCI has no power and will not reset, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean dust build up on vent fan in secondary bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink
8.10	General Health and Safety/Site and Neighborhood Conditions NO ACCESS TO BACKYARD, LOOSE DOGS
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -repair
1.1	Living Room/Living Room Present no show property management no access to unit
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no show property management no access to unit
2.12	Kitchen/Sink dishwasher not working properly repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /around water heater
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
1.1	Living Room/Living Room Present no show property management no access to unit
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit
1.1	Living Room/Living Room Present no show property management no access to unit

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:27 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.

8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

3.3 Bathroom/Electrical Hazards
Bathroom GFCI in in law unit inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places
3.3 Bathroom/Electrical Hazards
Install GFCI by sink in bathroom 2
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Replace damaged rubber splashguard
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from side of house
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

4.5 Other Rooms/Window Condition
clear egress blocking window

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

1.7 Living Room/Wall Condition
wall next to patio door damaged - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door hinge not properly secured - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint

1.4 Living Room/Security
patio screen door handle broken and screen off track - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
washing machine not draining fully - repair/replace

3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint

2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace

1.5 Living Room/Window Condition
patio blinds damaged - replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
1.4 Living Room/Security
patio door handle broken - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
4.8 Other Rooms/Floor Condition
left side bedroom carpet damaged/soiled - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.4 Living Room/Security
patio door handle broken - repair/replace
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
1.1 Living Room/Living Room Present
10/22/25- Spoke to pm, re-scheduled due to not being available for insp on 10/24. Re-scheduled unit to 11/24 between 1-4pm. PM agreed. PLEASE GIVE 30 MIN PRE-CALL AT 831-337-4077. M.T
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-10-25 to 10-22-25 tenant had a death in the family

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-9-18-25 r/s from 10-10-25 to 10-22-25 here contractor is on vacation

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet has hot/nuetral reverse, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Rear screen door damaged, repair or remove

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

2.3 Kitchen/Electrical Hazards
Replace outlets by sink by installing GFCI receptacles

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

3.3 Bathroom/Electrical Hazards
Install GFCi by bathroom sink

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.4 Other Rooms/Security
Remove latch lock from door

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- replace missing cabinet drawer front left side of kitchen cabinetry

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1/2 bathroom by garage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left and right side of living room window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

2.5 Kitchen/Window Condition
Window screen damaged, repair

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet to floor in rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace

3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan very loud - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace

1.4 Living Room/Security
clear egress items blocking patio door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to access water heater to inspect - clear egress/items blocking water heater door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
1.4 Living Room/Security
alarm system panel missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.4 Living Room/Security
alarm system not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner and rescheduled 10/27 to 11/20. Advised her to alert the tenant of the date change if they will still be living there as the owner stated the tenant is in the process of moving.

1.1 Living Room/Living Room Present
JC-10-23-25 Spoke to the owner who requested the 10/29 inspection be rescheduled (they will be out of town) r/s to 11/7 - she will alert the tenant

1.1 Living Room/Living Room Present
received proof property was sold in 2024

TENNAT NO SHOW 6/23/2025. TENANT REFUSED ENTRY DUE TO LACK OF KNOWLEDGE OF SCHEDULED INSPECTION. NO RESPONSE FROM OWNER TO CONFIRM FOR TENANT. BLUE HOUSE WITH WHITE TRIM.
8-7-25 no show spoke with tenant they stated they werent home

1.4 Living Room/Security
weather stripping below front door damaged/peeling off - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Master bedroom toilet base loose not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence leaning over not secure/stable - repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 12:15pm. No response to ring camera or knocking on door. Picture taken. yellow house with white trim

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet by window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head lower level has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan rear bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub peeling - repair/repaint

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet not working properly - repair/replace
toilet base in both bathrooms loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.4 Living Room/Security
patio door not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear egress/items blocking access to water heater door - no able to inspect water heater - clear
3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint
1.4 Living Room/Security
security tablet missing - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not resetting - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
3.4 Bathroom/Security
door handle loose not secured - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
1.5 Living Room/Window Condition
patio blinds damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
10/24/25- Tenant called in stating the household has covid. Re-scheduled insp from 10/27 to 11/20 between 9am-12pm. T agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors lower level.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower
chipping and peeling paint.

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

4.3 Other Rooms/Elecrtical Hazards
open ground outlet. replace outlet

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.4 Living Room/Security
Remove sliding lock from bottom of front door

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet at top of stairs

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Lower level bathroom

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
outlet cover not secure - repair/replace

1.4 Living Room/Security
alarm not connected properly - repair/replace

3.12 Bathroom/Tub or Shower
diverter not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall peeling behind shower head - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress items blocking water heater door
clear egress /items around/blocking water heater access

1.4 Living Room/Security
alarm system not properly secured /working properly - repair

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
fire place not working properly -repair

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
1.4 Living Room/Security
patio screen door off track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
bottom of back door corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.1 Living Room/Living Room Present
no show property management no access to unit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
4.5 Other Rooms/Window Condition
clear egress blocking window access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
1.4 Living Room/Security
patio screen door worn/corroding - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door
1.4 Living Room/Security
patio screen door not locking properly - repair /replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- DINING ROOM outlets have open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet has cracked receptacle, replace

8.1 General Health and Safety/Access to Unit
Install unit number on front door to identify unit
No show - 06/18/2025 12:18

1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
5.2 Secondary Rooms/Security
Install striker plate on garage door frame
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace

4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

3.12 Bathroom/Tub or Shower
Resurface tub, rust present.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

3.12 Bathroom/Tub or Shower
Clean discoloration

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 1:45pm. No response to knocking on door or ring camera

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 12:50pm. No response to nocking on gate. Cream colored house with white trim. Picture taken.

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

2.3 Kitchen/Electrical Hazards
GFCI left of stove inoperable, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Bathroom fixed wash basin or lavatory drain has a major leak.

2. Subfloor damaged from leak, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
INOPERABLE, no running water. Repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Patch hole above window

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Unable to inspect as tub full of tenants personal items

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet underneath window
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
master bed shower H/C handle not secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
back of house gutters need to be cleaned out - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
garage door not closing properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
control panel damaged repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace
3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
light switch covers in both bedrooms damaged - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress around /blocking access to water heater
4.10 Other Rooms/Smoke Detectors
garage used as bedroom needs a smoke detector
8.7 General Health and Safety/Other Interior Hazards
living room CO detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing /inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard fence leaning not standing securely - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
3.4	Bathroom/Security 2nd fl bathroom door access from bedroom damaged - repair/replace
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions no visible address on front of house
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light/fan cover not properly secure - reapir/replace
2.4	Kitchen/Security clear egress/items blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment top of heater not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation fan inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.1	Living Room/Living Room Present no show 10-27-25 took picture sent email
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Elecrtical Hazards Replace cracked receptacle underneath window
1.1	Living Room/Living Room Present CH-10-28-25 call to gain access 510-235-2773

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

1.3 Living Room/Electrical Hazards
Outlet ion right wall at entry missing cover plate, install

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet drawer damaged - repair/replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
LEVEL 2

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard

8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
fireplace inop - repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.12 Bathroom/Tub or Shower
bedroom bathroom tub diverter missing

3.12 Bathroom/Tub or Shower
Shower head leaking level 2, tenant supplied shower head

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove

1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686

1.1 Living Room/Living Room Present
CH10-28-25 pre call 415-706-5268

TENANT COMPLAINT: EXPOSED WIRES ON THE SIDE EXTERIOR OF THE BUILDING. CARPERT NEEDS TO BE STRETCHED. FRAYED WIRES, AND POWER LOSS. TENANT HAS REPORT FROM PG&E
JC-5-29-25 Spoke to the tenant and scheduled 6/11. Called the owner and waited 2 weeks for him to take action the tenant advised he did not.

6.4 Building Exterior/Condition of Exterior Surfaces
EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email.

7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected.

10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s 11/5 to 11/24 the custom window they ordered for one of the units did not fit. Explained we will not be able to r/s again

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and rescheduled the 11/14 inspections to 11/24. He will be out of town and would like to be there. Advised him to alert the tenants.

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1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He ordered a stove, but the burners dont function. He requested more time while he gets another one. R/S from 10/29 to 11/17

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner and r/s the 10/29 inspection to 11/17. The tenant is out of town.
2.11 Kitchen/Refrigerator
Clean discoloration, old food splatter and remove dead bugs inside of refrigerator/freezer
2.8 Kitchen/Floor Condition
Flooring heavily soiled, clean flooring
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.
4.4 Other Rooms/Security
Install striker plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.3 Kitchen/Electrical Hazards
1- Install GFCI outlet by sink

2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate

1.1 Living Room/Living Room Present
correct unit address is 327 32nd St

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-28-25 Spoke to the owner. He requested an ext as he is still making repairs. R/S from 10/20 to 11/26.
4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
10/30/25 received proof of owner occupancy (new owner)

10/28/2025 Tenant no show 1:45pm. No response to ring camera or knocking on door. Cream house with white trim.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

2.12 Kitchen/Sink
Hot water control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS to outlets in bedroom 3, which is located in garage

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.

1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Install GFCI by sink
-Outlets all have open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, level 2 bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink in bedroom 3

3.13 Bathroom/Ventilation
Clean vent fan in bedroom 3

3.4 Bathroom/Security
Lock mechanism for door leading to toilet missing, replace

6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector

4.4	Other Rooms/Security remove key door lock on garage door been used for room
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 11/10/25 received proof of sale 10-28-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly
2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-13-25 to 10-28-25 owner states need more time for repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner and rescheduled 11/5 inspection to 12/9. He needs more time to make the repairs. Also sent an invoice via email
8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10 Kitchen/Stove or Range with Oven
stove not working - repair/replace
2.12 Kitchen/Sink
sink constantly dripping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 650-758-0700 JC 10/29
Tenant no show/ no access 5/9/2025 11:00am. Creme/Red house with locked security gate. No information provided to call owner. Picture taken and sent with inspectors daily inspection email.
Tenant unaware of inspection sent email

1.5 Living Room/Window Condition
Window locks (x3) damaged, repair/replace
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, front facing of range hood damaged. Replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
The toilet will not flush because it is clogged.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock damaged, repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old water heater in backyard
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base still present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9-2-25 No show took picture sent email
2.5 Kitchen/Window Condition
Dining room

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, replace missing cover
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
9/2/2025 No access to unit, locked gate in front of unit which prevented access to front door. Picture taken
1.6 Living Room/Ceiling Condition
Peeling paint, repair
1.7 Living Room/Wall Condition
Peeling paint on wall by bed on right side of living room, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacle above sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right cabinet door damaged, repair
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

8.2 General Health and Safety/Exits
Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
JC-10-29-25 Spoke to the owner who called with complaints about the program as he claims the tenant is damaging stuff and he should not have to make repairs. Owner also advised one of his units is vacant. Explained since it is a rental it is still subject to inspection. Mailed the owner tenant refusal forms and r/s the 11/3 inspection to 11/25, but explained that will be the last reschedule.
9-9-25 show took picture sent email

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tennant no show 12:42pm. No response to knocking on door or ring camera (possibly inoperable). Picture taken.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:30pm. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.5 Living Room/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:20pm. No response to knocking on door, dog barking inside of unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 2:15pm. No response to knocking on door. Picture taken.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.

1.1 Living Room/Living Room Present
10/6/2025 OWNER CALLED NEEDS TO RESCHEDULE. ONE MORE ITEM TO FIX AND MAINT N/A UNTIL AFTER 10/10/2025. MOVED FROM 10/8/2025 TO 10/29/2025 9AM-12NOON. JULIA KIRWOOD (OWNER) CONFIRMED. CALL PRIOR 510-717-6529 ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span

2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
11/10/25 property has been sold

10-29-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
large cracks in ceiling throughout house - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room hallway smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing
2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order
2.10 Kitchen/Stove or Range with Oven
two stove knobs missing, replace.
4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
1.1 Living Room/Living Room Present
30 min pre-call to 510-387-9546 -JC 10/30
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
1.5 Living Room/Window Condition
window screen damaged - repair/replace
1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace
1.1 Living Room/Living Room Present
JC-10-30-25 Spoke to the owner and rescheduled the 11/3 inspection to 12/18pm (they need more time to make repairs)
Tenant no show 4/14/2025 11:45 am, upstairs unit
1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace
2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-478-3960
9-25-25 No show took picture sent email
1.5 Living Room/Window Condition
replace torn screen.
4.4 Other Rooms/Security
remove keylock

8.7 General Health and Safety/Other Interior Hazards
place smoke and CO detectors halls/common areas
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.
1.1 Living Room/Living Room Present
10/30/25 tenant refusal of inspection form received

10/30/2025 Tennant no show 1:00pm. No response to ring camera or knocking on door. Picture taken
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from front entrance
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of kitchen heater
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at the same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove boxes being stored in hot water heater closet

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (exceeds 10 year lifespan)
1.1 Living Room/Living Room Present
Tenant no show 5/2/2025 1:28pm
white building with light blue trim, no response to knocking or ring camera. Picture taken and sent with daily inspection list
Issued it on route by mistakenly
10/30/2025 Tenant no show 10:30am. No response to knocking on door or ring camera.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or convert to two prong receptacles
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
Repair crack on wall
5.3 Secondary Rooms/Electrical Hazards
Dining room outlets have open grounds, repair or convert to two prong receptacles
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
2.11 Kitchen/Refrigerator
Secure door gasket
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.4 Other Rooms/Security
Door knob missing on door, install
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim
JC-4-1-26 Emailed the owner and confirmed 4/28
8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
The tub, shower is clogged.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Outlet in rear of unit next to hot water heater missing weatherproof cover, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
8.1 General Health and Safety/Access to Unit
Portion of address on front of unit missing. replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of unit that is covering portion of sidewalk.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
4.5 Other Rooms/Window Condition
Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-26-25 30 Minute pre-call 510-406-0717 GATE CODE is 0330

8/29/2025 Tenant no show, no response to knocking on door
2.11 Kitchen/Refrigerator
Light inoperable, repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
4.4 Other Rooms/Security
Replace missing door frame striker plate
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.2 Secondary Rooms/Security
Secure garage door handle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Patio door lock mechanism damaged, replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing coverplate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of clutter and old appliances from front carport area. Excessive amount of recycling in rear of complex to be removed as well.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.3 Kitchen/Electrical Hazards
GFCI outlet above sink has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.12 Bathroom/Tub or Shower
1- Cover open hole in tub above spout

2- Install drain stop in tub
3.3 Bathroom/Electrical Hazards
GFCI outlet needed above sink
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Inadequate Heat Source for Unit. No heat source for lower level or bedroom 3. Repair or install permanent mounted heat source in those rooms.

Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen torn, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
5.3 Secondary Rooms/Electrical Hazards
Laundry room light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked cover plate on 2nd level hall outlet
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace

3.12 Bathroom/Tub or Shower
Bathroom tub has discoloration, repair/replace.
3.5 Bathroom/Window Condition
Bathroom window not sealed, exposure, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom #2 right rear missing smoke detector, install.
4.5 Other Rooms/Window Condition
Bedroom #2 right rear window screen missing, replace.
5.4 Secondary Rooms/Other Potential Hazardous Features
Floor tile by rear door damaged, repair
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing in common area. install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair/replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
CO2 in common area non operable.
1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken
3.12 Bathroom/Tub or Shower
tub badly worn resurface/repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.
4.4 Other Rooms/Security
bedroom striker plate missing from door frame - repair/replace
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
1.1 Living Room/Living Room Present
Tenant no show 5/9/2025 10:20am. No response to knocking on security gate or doorbell, small dog on porch. Picture taken and sent with inspectors daily inspection email.
No show sent email

6/26/2025 Tenant no show 1:34pm, no response to knocking on gate. Picture taken
10-30-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 8/28/2025 1:27 grey house red trim
1.1 Living Room/Living Room Present
Tenant no show 6/18/2025 0pm, minor only person present at unit 10:40am picture taken

8/29/2025 tenant no show 10:04am
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Tenant to move bed blocking clear path access to patio door, which is only fire exit in bedroom
5.2 Secondary Rooms/Security
Install door sweep on garage door
5.3 Secondary Rooms/Electrical Hazards
Secure outlet on right wall, outlet is loose and coming out of wall.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room
4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has hot/neutral reverse, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on hall door by kitchen

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in yard
1.1 Living Room/Living Room Present
30 min pre-call 510-541-3358 -JC 7/30/25
2.10 Kitchen/Stove or Range with Oven
Range hood heavily rusted, replace

Front right burner not self lighting, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable , repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector exceeds 10 year life span, replace (2012)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

Carbon monoxide detector inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8-11-25 Owner wants a pre call 510-541-3358
8/5/2025 PER OWNER SPOKE WITH JAYDHE RESCH FROM 8/18/2025 TO 9/3/2025. NOW SHE SPOKE WITH THE TENANT AND THEY SAID THEY WILL BE THERE FOR 8/18/2025. THEY HAVE THE DAY OFF. SWITCHED FROM 9/3/2025 TO 8/18/2025 11AM-2PM. HELEN CONFIRMED.
4.10 Other Rooms/Smoke Detectors
Smoke detector bedroom #2 non operable, repair.
4.8 Other Rooms/Floor Condition
Carpet in second bedroom worn in poor condition, hoes, nails exposed.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet in common areas worn, in poor condition, holes, nails exposed.
4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly repair/replace
Heater thermostat cover missing repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch post dry rotted, replace as bottom section has deteriorated

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak

8.4 General Health and Safety/Garbage and Debris
Remove old stove located on side of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key entry lock on close door level 1

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

1.7 Living Room/Wall Condition
wall has area unpainted - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor Co detector - missing/inop

8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs

2.4 Kitchen/Security
clear egress from blocking back door

8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace

1.1 Living Room/Living Room Present
9-2-25 No show took picture and email

2.10 Kitchen/Stove or Range with Oven
broken left front stove burner.

4.3 Other Rooms/Elecrtical Hazards
Laundry room: broken and hanging light fixture on ceiling repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
repair holes in wall right side of stairs

8.7 General Health and Safety/Other Interior Hazards
replace broken smoke detector on 2nd floor hall.

1.1 Living Room/Living Room Present
CH-7-14-25 spk w tenant r/s from 7-18-25 to 9-2-25 tenant said will not be present 936-666-6993

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace

1.8 Living Room/Floor Condition
Flooring heavily soiled in living room and dining room. Repair

2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair

3.12 Bathroom/Tub or Shower
Repair large crack on interior of shower wall

3.3 Bathroom/Electrical Hazards
Light fixture severely rusted, repair

4.4 Other Rooms/Security
Remove sliding lock mechanism from door

4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, gas appliances present

1.1 Living Room/Living Room Present
9/25/2025 TENANT MAAMOUD CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. OWNERS ARE STILL WORKING ON THE REPAIRS. MOVED FROM 10/8/2025 TO 10/30/2025 11AM-2PM. T CONFIRMED. HE WILL SEND A TEXT TO OWNER. ALISON

2.12 Kitchen/Sink
Kitchen sink faucet water pressure low, repair.

4.5 Other Rooms/Window Condition
Bedroom # 1 left front window screen broken, replace.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior screen missing, exposing crawl space, repair/replace.

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
JC-12-3-25 Owner emailed requesting a re-inspection date after 1/5. Rescheduled to 1/9
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath thermostat

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as it must drain through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio

3.8 Bathroom/Floor Condition
Repair damaged flooring, flooring lifting in front of tub
4.10 Other Rooms/Smoke Detectors
Low audible alert, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.1 General Health and Safety/Access to Unit
All 3 patio screen doors off track repair
8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Right side common area smoke detector/carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.4 Heating and Plumbing/Water Heater
Tenant to remove items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Clean discoloration in window
8.1 General Health and Safety/Access to Unit
Patio screen off track, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash in unit
2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
4.5 Other Rooms/Window Condition
Window screen torn, repair
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear excessive amount of items on patio to allow access to hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Tenant to remove excessive items stored on patio
1.1 Living Room/Living Room Present
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.
1.1 Living Room/Living Room Present
GATE CODE: 1738
CALL FOR ACCESS: TENANT AT 510-758-1367 OR 510-778-5115
6/12/2025 Tenant no show, unable to enter unit with PM as notice was not posted for todays inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move personal items blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.

4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace

1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

1.1 Living Room/Living Room Present
JC-8-28-25 PLEASE CALL OWNER AT 510-213-4482 A FEW MINUTES PRIOR TO ARRIVAL FOR THE NEXT INSPECTION
4/24/25 no show. Tan house white trim.

8/27/2025 Tenant no show 1:53pm

8.4 General Health and Safety/Garbage and Debris
Remove old bedding, clutter and hot water heater from rear of house

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
refused at door- tenant sick

8.2 General Health and Safety/Exits
Declutter patio, excessive amount of items stored on patio

7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
no show- dog inside of unit

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-8-26-25 Tenant called in to reschedule the inspection on the 28th because she is moving out soon. Advised I cant reschedule, but the manager could so that we can coordinate a date they can show the unit since the tenant cannot (sounds like she may just move forward with the inspection on the 28th)

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove/repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking access to water heater door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from around water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
tenant wouldnt allow access
2.12 Kitchen/Sink
Dishwasher drains through air gap onto countertop, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 5/30/2025 11:54am
Green house with green trim, ring camera inoperable

6/26/2025 Tenant no show 9:50am, picture taken

8/29/2025 Tenant no show 11:12am, package from missed delivery on porch. Ring camera is still inoperable and no response to knocking on front door.

10/31/2025 Tenant no show 1:00PM. No response to ring camera, doorbell and knocking on door. Picture taken.
1.1 Living Room/Living Room Present
4/10/25 no show at 1130 am. yellow house brown trim.took picture.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
No show 05/27/2025 12:12

yellow house brown trim
1.1 Living Room/Living Room Present
10/30/25 received completed Tenant refusal form

Tenant refused entry 11:15am, tenant states he will continue to refuse inspection. Owner notified.

9/12/2025 Tenant refused entry to unit with owner present. Tenant irate and states he will sue owner, city of richmond and inspectors. Owner to address compliance issue with her tenant.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
CH-8-22-25 call 30 min prior 925-623-6397
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
1.1 Living Room/Living Room Present
8/25/25 No show 1:09 pm beige house, picture taken
3.3 Bathroom/Electrical Hazards
Gfci outlet not working like designed repair or replace
3.5 Bathroom/Window Condition
window will not open
4.5 Other Rooms/Window Condition
replace missing screen

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/2025 Tenant no show, neighbor at unit next door was having inspection by inspector two and stated tenant was at work. No response to knocking on door or doorbell. Picture taken @1:00pm.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking

2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow direct access to quick release for security bars

4.3 Other Rooms/Elecrtical Hazards
Light fixture cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Install handrail on rear stairs

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of building supplies that are unsecured from rear of unit
1.1 Living Room/Living Room Present
Tenant no show 6/19/2025 2:45pm. Grey house with white trim, picture taken.
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:14pm, Picture taken. Front right unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door that leads to exterior of complex

No show-8/26/2025 1:08
8.7 General Health and Safety/Other Interior Hazards
Hall light level 2 inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
3.5 Bathroom/Window Condition
1- Window wont close as designed, repair

2- Install window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke alarm in garage missing, replace
8.1 General Health and Safety/Access to Unit
Install turnstile knob on screen door, missing

no show-8/26 1:15
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

2.10 Kitchen/Stove or Range with Oven
oven door hinge working properly - repair/replace

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.4 Other Rooms/Security
remove keylock

7.2 Heating and Plumbing/Safety of Heating Equipment
non working heater repair or replace

7.4 Heating and Plumbing/Water Heater
replace or repair broken earthquake strap.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

1.1 Living Room/Living Room Present
8/27/25 No show 11:41 am green house, picture taken

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.4 Heating and Plumbing/Water Heater
Tenant to clear personal items stored around hot waster heater

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
GFCI outlet above sink inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window frame dry rotted, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO 510-621-8455 (OWNER HAS MULTIPLE PROPERTIES)

3.6 Bathroom/Ceiling Condition
Repair soft spot/peeling paint on ceiling.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT
1.1 Living Room/Living Room Present
8/27/25 No access 1:02 pm, white house, tenant not aware of inspection.
2.5 Kitchen/Window Condition
Cracked kitchen window repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and rest. repair or replace.
4.6 Other Rooms/Celing Condition
Crack in ceilings and walls . repair cracks
6.3 Building Exterior/Condition of Roof and Gutters
gutters full of dirt and debri. clean gutters.
1.1 Living Room/Living Room Present
owner stated there wasnt a #2
10-31-25 no show property management no access
3.12 Bathroom/Tub or Shower
bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair rail
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 11:00am, unable to enter unit with PM as the list of units he had keys for was different. Dog barking insider of unit. Picture taken.
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)
2.11 Kitchen/Refrigerator
Light inoperable, repair.
4.4 Other Rooms/Security
Install door knob and striker plates
4.5 Other Rooms/Window Condition
Clean discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as unit was cut off
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair
1.1 Living Room/Living Room Present
7/2/25 No show 9:43 am, picture taken

11/3/2025 Tenant no show 11:35am, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Non working smoke and co detector. replace.
9/2/2025 Co2 detector missing, smoke detector has been replaced
1.1 Living Room/Living Room Present
Tenant no show 4/28/2025 11:37 AM, PICTURE ATTACHED TO INSPECTORS DAILY INSPECTION LIST. LEFT LOWER UNIT

9/2/2025 no changes made at time of reinspection

11/3/2025 Tennant no show 11:00am, no response to football or knocking on security gate. Picture taken.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
Replace cracked receptacle left of window
Replace cracked receptacle underneath right window
Replace cracked receptacle left of 1/2 bath level 1

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected.
Large hole on countertop left of sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen torn, repair

Smoke detector in laundry room inoperable, replace

8.1 General Health and Safety/Access to Unit
Exterior light above rear door level 2 inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacles in hall level 2

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)

Install CO2 detectors levels 1 & 2

Remove keyed entry lock on hall closet level 2

1.1 Living Room/Living Room Present
CH-5-9-25 Pre call 30 min prior 510-541-3358

1.6 Living Room/Ceiling Condition
Repair openings on ceiling (x2)

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

(Level 1 bathroom)

3.6 Bathroom/Ceiling Condition
Replace removed ceiling vent fan, or cover opening on ceiling

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing coverplate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure scaffolding in rear of unit

Rear fence leaning, brace fencing or repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing/removed. Replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.6 Kitchen/Ceiling Condition
Complete repairs to kitchen ceiling
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Move personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector over bed in living room inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-200-1984
1.4 Living Room/Security
Install striker plate on front door
2.4 Kitchen/Security
Rear door missing striker plate, install
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.8 Bathroom/Floor Condition
Secure loose tile on floor
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on rear stairs as there are 4 or more stairs present
8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)
5.2 Secondary Rooms/Security
Laundry room window screen missing, install
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LOWER LEVEL
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Microwave/range hood handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
(Left bathroom)
7.4 Heating and Plumbing/Water Heater
Remove items being stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Rear burners inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Right side common area smoke detector/carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
no show

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Patio screen torn, repair
7.4 Heating and Plumbing/Water Heater
No access, door is locked and tenant states they dont have a key
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
7.4 Heating and Plumbing/Water Heater
Tenant to clear items stored in hot water heater closet
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.8 Living Room/Floor Condition
torn carpet exposed nails near front entrance. repair
2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.3 Living Room/Electrical Hazards
Outlet at right of entry has no power, repair
1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
2.10 Kitchen/Stove or Range with Oven
1- Front right burner inoperable, repair

2- Oven door will not close properly, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.7 Bathroom/Wall Condition
Closet doors off track, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace

4.10 Other Rooms/Smoke Detectors
Installl smoke detector in all 3 bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still

8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm, no access gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
Tenant no show 11:52 am, no direct access to unit as security gates leading to units locked. Picture taken. Grey complex with white trim
7/16/25 No show 1:46 pm. no access, gate locked.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim

1.1 Living Room/Living Room Present
7/28/24 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim

1.1 Living Room/Living Room Present
4/10/25 , no show at 1104 am tan unit brown trim. took picture.
11-2-25 no show took picture sent email

1.5 Living Room/Window Condition
replace missing screen on sliding glass door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose at base repair or replace.

3.12 Bathroom/Tub or Shower
brown discoloration remove or resurface.

3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet next to sink.

4.5 Other Rooms/Window Condition
repair or replaced cracked window replace missing screen

1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer

1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.5 Other Rooms/Window Condition
window screen missing - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

4.10 Other Rooms/Smoke Detectors
No smoke detector in second bedroom, install.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
11/5/25 received proof of section 8

CH-11-4-25 owner said this unit is section 8 will send proof. r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard

1.1 Living Room/Living Room Present
JC-11-4-25 Owner requested more time. R/S from 11/26 to 12/18 confirmed via email.
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
PLEASE GO AS EARLY/AS CLOSE TO 11AM AS POSSIBLE

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to items blocking door - clear egress/items blocking door

1.3 Living Room/Electrical Hazards
Owner to replace damaged receptacle by heater.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
clean discoloration in sink

3.12 Bathroom/Tub or Shower
Tenant to clean discoloration in tub

3.8 Bathroom/Floor Condition
Tenant to clean heavily soiled flooring

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and declutter unit

1.1 Living Room/Living Room Present
JC-11-4-25 Rcvd request from city to move this inspection up due to conditions reported by the tenant. Called the tenant and verbally confirmed 11/7 11-2.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.3 Other Rooms/Elecrtical Hazards
No access to outlets
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Patio door screen missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
3.12 Bathroom/Tub or Shower
Repair leak behind control knob, spraying water out when shower is in use
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Replace missing lock mechanism
4.4 Other Rooms/Security
Replace missing door knob
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Glas shower door off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

3.1 Bathroom/Bathroom Present
NO ACCESS, OCCUPIED DURING INSPECTION

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door and screen off track, repair. Only fire exit in room

8.4 General Health and Safety/Garbage and Debris
Clean clutter on patio

3.12 Bathroom/Tub or Shower
11/4/2025 Shower head leaking in rear, repair. Previously not inspected

1.1 Living Room/Living Room Present
May 15th 2025, no-show light green with green trim white security gate

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
1- Door damaged, repair or replace

2- Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater cut off for summer, repair for inspection

8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 1:00 green house dark green trim

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Cut down tall weeds in yard

2- Remove paint supplies from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
May 15, 2025 no-show, white/ light blue trim

9/3/2025 Tenant no show, corner house. No response to knocking on door. No phone number provided. Picture taken.

11/4/2025 Tenant no show 2:15pm, no response to knocking on door. Picture sent
8.1 General Health and Safety/Access to Unit
No show - 07/03/2025 White House blue trim
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as loose dog is present

7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
9/9/2025 Tenant no show, no answer at unit. Office at Essex closed 2:40PM, PICTURE TAKEN.
3.12 Bathroom/Tub or Shower
Peeling paint in tub, resurface tub
2.3 Kitchen/Electrical Hazards
Kitchen ceiling light not operable, repair or replace.
4.10 Other Rooms/Smoke Detectors
Missing smoke detector in right bedroom.
4.3 Other Rooms/Elecrtical Hazards
Need cover on ceiling light fixture in left bedroom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working.
9/9/2025 Heater is still inoperable.
8.1 General Health and Safety/Access to Unit
Furniture blocking windows in the dining room. Relocate furniture.
1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.
8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO use 510-541-3358

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key lock doors from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room and hallway smoke detector missing - repair/replace
Co detector missing -repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358
8.7 General Health and Safety/Other Interior Hazards
Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
JC-5-15-25 Spoke to the owner who advised the properties are in escrow, but still tenant occupied. Advised in this case the inspection would need to take place because he indicated the tenants are still in the units (rentals) and proof must be received prior to the inspection to be cancelled.

5/16/2025 Tenant no show 11:54am
Left unit at brown duplex
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
Broken lock on back door repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector
4.8 Other Rooms/Floor Condition
torn carpet and exposed nails repair or replace
8.1 General Health and Safety/Access to Unit
the correct unit address number is missing- 2347#2
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
4.4 Other Rooms/Security
remove key locks
1.1 Living Room/Living Room Present
11-4-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpeting bunching throughout unit - tripping hazard repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/torn - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
toilet loose at base
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Left GFCI underneath sink has no power and will not reset. Repair/replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-11-5-25 Spoke to the owner 2 days ago. He called to advise he was verbally told the inspection passed and the heater works so he is unsure why the inspection failed. Contacted the inspector who advised he shredded the notes from 10/16. Called the owner and advised we will have to go out on 12/10- if the heater works it will pass.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - *LEAVE A VOICEMAIL WITH THE ARRIVAL TIME IF SHE DOES NOT ANSWER*
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Add turnstyle door knob on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
11/05/25- Spoke to tenant, they called in to request an ext due to his wife just getting discharged from the hospital. Re-scheduled inspection to 12/05 between 1-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 10:30am, no direct access to unit as security gate was locked preventing access. Blue house with white trim.

9/3/2025 Tenant no show, owner present and refused entry as unit is unoccupied and going through renovation. Picture taken.

11/5/2025 No show. Lock on gate leading to unit. Picture submitted. 10:20am

8.1 General Health and Safety/Access to Unit
No show- 06/08/2025 10:35 blue house white trim.
Gate was locked could not enter property. property looked vacant and under construction

1.1 Living Room/Living Room Present
Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list

replace deteriorated wheatherstrip on front door.

11/5/2025 Tenant no show. No response to knocking on door or verbal announcement through open front window @ 10:20am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
9/3/2025 Smoke detector inoperable, to be replaced

1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

ADDRESS IS 555 22nd St

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet right of entry

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

1.1 Living Room/Living Room Present
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

1.1 Living Room/Living Room Present
No-show 1:35 PM, tan house with white trim

9/9/2025 TENANT NO SHOW 10:48 AM, PICTURE TAKEN

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.
Low water pressure at bathroom sink and tub. Repair

1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
11/5/2025 Tenant no show 12:48pm. Picture submitted.

2.12 Kitchen/Sink
Rust in kitchen sink around drain, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations

8.1 General Health and Safety/Access to Unit
vacant- unit is under construction

1.1 Living Room/Living Room Present
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
right side burners non operable, repair.
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet loose downstairs , repair.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in middle and rear bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common area, install.
1.1 Living Room/Living Room Present
CH-9-11-25 r/s from 10-10-25 to 11-5-25 owner need more time to do repairs Pre call 510-928-5942
2.10 Kitchen/Stove or Range with Oven
Range hood rusted/peeling paint. Replace or remove
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/ neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front exterior steps = Concrete Damaged. Repair

Install handrail on front stairs, four or more stairs present
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS,
510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from back door opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
CH-9-16-25 owner call in for pre call 510-672-5510
2.12 Kitchen/Sink
repair leak under sink.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
broken soap dish repair or remove
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-right window
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

3.5 Bathroom/Window Condition
window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email

8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
remove old car, bike parts garbage and debris from back
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector.
1.1 Living Room/Living Room Present
9-11-25 no show sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.2 General Health and Safety/Exits
Move items on exterior side of unit blocking window exit
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.1 General Health and Safety/Access to Unit
no show - 07/24
2.4 Kitchen/Security
back door not opening all the way clear egress from behind door
3.12 Bathroom/Tub or Shower
cracking and peeling paint inside tub. replace or resurface
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater blocked clear items from around/near water heater
8.1 General Health and Safety/Access to Unit
side entry gate not properly secured properly - repair/replace
8.2 General Health and Safety/Exits
no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door
1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection
3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.
3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
light and fan not working on range hood. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.
1.1 Living Room/Living Room Present
11/5/25 received proof property has been sold
10-16-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace
1.1 Living Room/Living Room Present
11/6/25 received city proof property was sold and is now owner occupied

10/24/2025 Tenant no show 12:55pm. No response from knocking on door. Ring camera inoperable. Picture taken. Brown house with white and green trim.
4.4 Other Rooms/Security
remove key lock
3.3 Bathroom/Electrical Hazards
GFCI receptacle has hot/neutral reverse, repair
3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
NO ACCESS AS DOOR IS LOCKED AND TENAT DOESNT HAVE KEY.

1- REMOVE KEYED ENTRY LOCK FROM DOOR

2- TENANT TO PROVIDE ACCESS TO ROOM FOR INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
1- Rear exterior outlet missing weatherproof cover, replace

2- Rear exterior light above door missing, exposed wiring. Replace or seal off

3- Rear siding dry rotted by rear door, repair
7.4 Heating and Plumbing/Water Heater
Tenant to move personal items being stored in hot water heater closet, water heater must be free of obstruction and hazardous materials
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector in in law unit missing, replace

2- Front common area smoke detector in main house inoperable, repair or replace

3- Install carbon monoxide detector in main house
8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detectors (x2) as they have been removed
4.7 Other Rooms/Wall Condition
broken closet door. repair or replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.

5.4 Secondary Rooms/Other Potential Hazardous Features
Window lock in attic room missing, replace

cap off old smoke detector base

secure door knob

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR

8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 - please leave a voicemail

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:10pm, upstairs unit. No response to knocking on security gate. Per previous note above, no response from owner at pre call at approximately 12pm. Multiple units listed, did not see owner at any of the properties, nor a call back.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

1.1 Living Room/Living Room Present
30 PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668 leave a voicemail

8.1 General Health and Safety/Access to Unit
Install deadbolt locks on front and rear doors.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1, gas appliances present

1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY (OWNER HAS MUTILPLE ON THE SAME DAY) 415-787-3668

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.

8.1 General Health and Safety/Access to Unit
Remove latch lock from rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle next to water heater

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:20pm. Knocked on security gate and rang doorbell, no response.

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:35pm, upstairs unit in rear. Picture taken.

11/6/2025 Tenant no show 1:00pm. No response to knocking on door. Picture taken.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
vent fan inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

1.1 Living Room/Living Room Present
8/13/25 Landlord states he knew about the inspection for apartment B, no knowledge of inspection for apartments
C & D.

1.1 Living Room/Living Room Present
7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail and porch railing dry rotted, repair and replace damaged wood

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear fence damaged, repair

Rear right side of fence leaning, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace

1.1	Living Room/Living Room Present CH-7-22-25 r/s from 7-24-25 to 9-10-25 Owner needs more time for repairs 510-974-2065 Tenant no show 4/18/2025 9:40am, white house with brown trim. No response from ring camera or knocking on door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink damaged/Warren – repair/replace
3.12	Bathroom/Tub or Shower Interior tub very badly worn – resurface/replace Tiles inside shower wall missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing – repair/replace Living room common area CO detector missing – repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
1.1	Living Room/Living Room Present CH-9-9-25 pre call 30 min prior 925-727-7123
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Elecrtical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater
1.1	Living Room/Living Room Present CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done 30 MIN PRE-CALL TO 510-677-2276
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub Repair leak/spraying water on tub/shower control knob
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage,

repair hole on ceiling above window

7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items in front of hot water heater closet for access

8.2 General Health and Safety/Exits
Clear items in garage to allow clear path t garage door (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-750-3844
CORRECT ADDRESS IS 829 S.41st St.

4.4 Other Rooms/Security
Remove key door lock my bedroom door - repair/replace

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on backsplash

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props. Right window wont stay open without prop, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector in garage

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage smoke detector exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace common area Smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
Address is 1920 Nevin Ave #B
30 MIN PRE-CALL TO 510-677-2276

2.12 Kitchen/Sink
Garbage disposal not functioning, repair or remove

Secure faucet base to sink

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-9-24-25 R/S from 10-9-25 to 11-6-25 Repairs not done
30 MIN PRE-CALL TO 510-677-2276

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Complete repairs to rear stairs, unable to inspect as scaffold in the way.

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard, must be stored inside of unit or removed

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
install GFCI outlet

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
CH-10-30-25 r/s from 10-31-25 to 11-6-25 waiting on part order

4.10 Other Rooms/Smoke Detectors
Bedroom #1 right rear smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.

4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway

4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.12 Bathroom/Tub or Shower
Resurface tub in bathroom 2 (master bedroom)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior bedroom door.

Remove keyed entry locks from doors leading to kitchenette and closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

5.2 Secondary Rooms/Security
Remove keyed entry locks from both bedroom doors in in law unit

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in rear right bedroom in in law unit

2.10 Kitchen/Stove or Range with Oven
Remove soiled foil from stove, can become fire hazard

2.6 Kitchen/Ceiling Condition
Clean yellow discoloration on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove keyed entry on door leading to garage

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent over damaged by rear door, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 1:36pm. Pink house with white trim on corner. Spoke with owner at another site, he will request pre-call for next inspection as he had multiple units scheduled today.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door, install window screen on window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged/missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Secure loose thermostat to wall.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture stored in rear yard and couch in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
CO2 detector inoperable, repair or replace
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 1:40pm. Brown house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI inoperable. no power and wont rest\et. Replace
4.3 Other Rooms/Elecrtical Hazards
Secure cover plate on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
CH-10-7-25 Pre call 510-837-5354
2.10 Kitchen/Stove or Range with Oven
Rear left burner not self lighting, repair
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
1.1 Living Room/Living Room Present

JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.12 Kitchen/Sink
faucet dripping - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing- repair
pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
JC-11-7-25 Owner called in and requested the inspections be rescheduled. r/s from 11/25 t0 12/15
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
JC-11-7-25 Spoke to the owner who called and advised they are not available 11/26 (r/s to 12/15) tenant isnt available either
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
1.1 Living Room/Living Room Present
JC-11-7-25 Mgr called in and advised tenant has is sick (possibly covid) r/s to 11/25
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 917-509-3288
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector inside of unit, gas appliances present
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room smoke detector inoperable, repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.11 Kitchen/Refrigerator
Handle missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.
1.1 Living Room/Living Room Present
JC-6-19-25 Spoke to the owner. He will send proof that this unit is S8 to cancel
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door
1.1 Living Room/Living Room Present
CH-7-21-25 tenant call in gave gate code 9406
NO ACCESS 6/30/2025 9:30am, locked security gate at site Promontory, pictures taken. Unable to access through callbox as no tenant information provided for inspector. Picture taken.

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor. Bathroom level 1
1.1 Living Room/Living Room Present
GATE CODE 9406 415-730-6289 INSPECTION IS FOR 9/11/2025 1PM-4PM ALISON

7/17/2025 1:00pm No direct access to unit at The Promotory, unable to gain access at main gate to get to unit. Unit is in secured gated community. Picture taken. Call box is in order by name, information not provided. Owner can provide current number for tenant or gate code for future entrance.
3.12 Bathroom/Tub or Shower
Shower head leaking level 1, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector exceeds 10 year life span, replace in office level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 2, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 missing, replace
1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1.5 Living Room/Window Condition
Window screens torn/damaged. Repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace
1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer
8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard
1.1 Living Room/Living Room Present
7/23/24 Tenant owns property state no knowledge of inspection.
9-15-25 No show took picture sent email

no show- could not locate unit due to address not being complete outsource was not able to help called tenant no answer.
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.
1.1 Living Room/Living Room Present
9-15-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.

8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.

1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector

8.8 General Health and Safety/Elevators
non working elevator repair or replace

1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th

4.7 Other Rooms/Wall Condition
repair hole in wall

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30

8.1 General Health and Safety/Access to Unit
no show- 7/24 9:39 cream and white apt.

1.1 Living Room/Living Room Present
08/04/25- Spoke to PM, who stated she has come down with covid and wants to re-schedule inspection on 08/12. We moved the inspection to 09/16 between 1-4pm. PM agreed. M.T

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom doors

1.1 Living Room/Living Room Present
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
11/10/25- Gate code: 9349. Spoke to O, he provided gate code and requested to re-schedule todays insp due to 2 repairs not being done yet. Parts are on back order. Re-scheduled to 11/25 between 1-4pm. O agreed. M.T

9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
PLEASE GIVE TENANT A CALL UPON ARRIVAL AT 510-915-3508 (JASON). M.T
11/10/25- Owner called in and stated tenant is not available. Re-scheduled unit from 11/17 to 12/04 between 1-4pm. O agreed. M.T

9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as unit exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)

1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.

1.8 Living Room/Floor Condition
flooring throughout 1st floor peeling up /damaged -repair/replace

2.3 Kitchen/Electrical Hazards
2nd floor hallway outlet plate cover missing - repair/replace

3.12 Bathroom/Tub or Shower
1st floor shower handle missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom toilet area light not working - repair/replace
hallway bathroom light inop - repair/replace

4.6 Other Rooms/Celing Condition
large hole in secondary room ceiling - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor and 2nd floor smoke detector missing - repair/replace
1.1 Living Room/Living Room Present
11/10/25- PLEASE CHECK MAIN WINDOW IN LIVING ROOM . TENANT CLAIMS WATER LEAKS THROUGH WHEN THERES A STORM AND COLD AIR CONSTANTLY IS COMING THROUGH. M.T
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
Tenant no show 2:00PM 6/23/2025. NO DIRECT ACCESS TO UNIT AS SECURITY GATE LOCKED. BROWN HOUSE WITH WHITE TRIM. PICTURE TAKEN

7/17/2025 2:50pm
Tenant no show, no access to unit as there is a locked gate and no direct access to front door. Picture taken.

9/12/2025 Tenant no show 11:00am. Security gate open allowing access to front door. No response to knocking on door. Blue Honda Pilot in driveway.

11/10/2025 Tennant no show 10:15am, picture taken and submitted. No response to verbal announcement as door was open. Gate leading to unit locked preventing direct access to front door.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a backup. Please go to this unit first if possible, on 7/17.

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.

7/17/2025
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window missing screen, install
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant.

2- Remove old fencing and trash from shared yard

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases in unit, common areas and bedrooms
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.
1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper, sink slowing draining. repair or replace

3.12 Bathroom/Tub or Shower
leaking faucet rust. repair or replace

rust in tub repair or replace

4.10 Other Rooms/Smoke Detectors
no smoke or co detector. 1st and 2nd floor replace

8.1 General Health and Safety/Access to Unit
refused at door - did not receive notice.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.3 Bathroom/Electrical Hazards
GFCI outlet has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clean discoloration on garage window

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 534 S.17th St

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-725-5333 9/17 -JC
ADDRESS IS 542 S.29th St

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fill hole around drain pipe underneath sink

3.8 Bathroom/Floor Condition
Heater vent on floor rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- TENANT to clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher not working properly – repair/replace/remove

1.1 Living Room/Living Room Present
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

1.1 Living Room/Living Room Present
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house

8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door

8.1 General Health and Safety/Access to Unit
Install striker plates on front and rear door frames for deadbolt locks

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage

8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard

1.1 Living Room/Living Room Present
11/10/25 received proof of owner occupancy

Tenant no show 9/18/2025 11:53am. No response to knocking on door or doorbell.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Window must be openable and remain open without props.

3- Window lock mechanism missing, replace/install

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

2.10 Kitchen/Stove or Range with Oven
Front left and rear right burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Repair peeling paint on ceiling

2.7 Kitchen/Wall Condition
Repair peeling paint on wall

3.7 Bathroom/Wall Condition
Repair wall by bathroom mirror, evidence of water damage/soft spot

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall missing coverplate

4.7 Other Rooms/Wall Condition
Repair wall, evidence of water damage underneath bedroom window

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector inoperable, repair or replace

2- Remove old smoke detector base

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
oven inop

2.2 Kitchen/Electricty
hood range light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing

1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present address says 345 not 351 #1
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors garage being used as a room - smoke detector needed - repair
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint
4.4	Other Rooms/Security bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace
3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
1.1 Living Room/Living Room Present
11-10-25 no show tenant stated they owned home not renting.
8.7 General Health and Safety/Other Interior Hazards
hallway/ common area smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/common area smoke detector missing
1.1 Living Room/Living Room Present
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop
3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
1.1 Living Room/Living Room Present
11/12/25 received proof property was sold
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on entire right side of house. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes front and back yard.
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
8.1 General Health and Safety/Access to Unit
no show- 8/21/2025 11:41
1.1 Living Room/Living Room Present
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
remove key locks
4.5 Other Rooms/Window Condition
replace missing screens
8.1 General Health and Safety/Access to Unit
broken and leaning fence repair or replace.
1.1 Living Room/Living Room Present
JC-11-12-25 Tenant called in and reported the HH is sick (2 children have covid and another 2 have the flu) rescheduled the 11/14 inspection to 12/19. Tenant needed a Friday.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
TENANT NO SHOW. NO ACCESS AS PM DOES NOT HAVE CORRECT KEY TO ENTER UNIT. PICTURE TAKEN AND SENT WITH INSPECTORS DAILY INSPECTION LIST EMAIL

9/15/2025 Tenant no show, unable to enter unit with PM as their was only a minor present.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
PRE-CALL 510-200-8689
7/16/2025 Tenant no show 1:00pm, PM doesnt have correct key for entry as unit recently occupied.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
No Show- 05/06/2025

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:36AM. Blue house blue trim. No response to knocking on door or doorbell. Dogs barking inside of unit.

9/16/2025 Tenant no show 9:20am. No response to knocking on door or doorbell, dogs barking in window. Picture taken.

11/12/2025 Spoke with owner over the phone, stated unit is not a rental. Informed him he needs to follow up with the City of Richmond to get unit removed from database.

1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service.

1.1 Living Room/Living Room Present
JC-7-22-25 Call 510-205-3072 for gate access - LEAVE A VOICEMAIL.
7/21/2025 1:45pm. No access to unit @ The Shores. No access as unit is in gated community. No answer at number listed.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:34pm. Cream house with brown trim, no response to knocking on door or doorbell.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by sink, this will replace cracked receptacle in bathroom

8.1 General Health and Safety/Access to Unit
Install screen on patio door

1.1 Living Room/Living Room Present
CH-8-18-25 pre call 30 min prior 650-305-9072
8-7-25 no show called number no answer 11.42

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.3 Building Exterior/Condition of Roof and Gutters
EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
PRE-CALL 510-210-8689

9/15/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by water heater has hot/neutral reverse, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
No show- 05/06/2025

1.1 Living Room/Living Room Present
Tennant no show 7/16/2025 9:42am, PM didnt post notice in time for inspection

4.5 Other Rooms/Window Condition
Tenant to move items to allow clear access to window

8.4 General Health and Safety/Garbage and Debris
Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
Tenant no show 7/16/2025 10:13am. PM didnt post notice in time for entry.

9/15/2025 Tenant no show, unable toe enter unit with PM as door lock has been changed. PM doesnt have key for this unit.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.6 Kitchen/Ceiling Condition
Repair vent fan above stove, making loud noise as flap from roof opens/closes

4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair large crack on laundry room ceiling

- Replace missing smoke detector in laundry room

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and furniture in front of unit, scheduled for bulk pick up.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
LEFT WINDOW

8.7 General Health and Safety/Other Interior Hazards
Replace missing smoke detector above garage door

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Replace damaged rubber splashguard

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet on right wall has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1st level common area front smoke detector missing, replace

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

1.1 Living Room/Living Room Present
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- Level 2 bathroom

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management had no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation throughout property - remove
3.5 Bathroom/Window Condition
All bathrooms/shower areas window screens - missing/damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.6 General Health and Safety/Interior Stairs and Common Halls
all hallway window screens missing/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co detectors missing - repair/replace
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.6 Living Room/Ceiling Condition
ceiling damaged/cracked/peeling - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
8.3 General Health and Safety/Evidence of Infestation
Roach infestation in unit & throughout property - treat/ remove
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.4 Other Rooms/Security
Secure door knob to door
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Light fixture inoperable , repair

Outlet on right wall has no power, unable to test. Repair
2.10 Kitchen/Stove or Range with Oven
Burner knobs missing, replace for inspection

Clean grease splatter on range hod

Range hood light inoperable, replace bulb
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Secure kitchen faucet to sink
2.3 Kitchen/Electrical Hazards
Prong broken in GFCI receptacle right of sink, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair or replace with two prong receptacle or GFCI
5.2 Secondary Rooms/Security
Remove keyed entry lock on laundry room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
2.10 Kitchen/Stove or Range with Oven
Range hood severely rusted with peeling paint, replace
3.13 Bathroom/Ventilation
Secure vent fan to ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Outlet on right wall damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure knobs on rear security door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Oven door front facing missing/damaged, repair or replace

Front/Right burner inoperable, repair

Range hood vent screen missing, replace
3.4 Bathroom/Security
Remove keyed entry lock on bathroom door
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking clear access to rear door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

4.5 Other Rooms/Window Condition
Clean discoloration on window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.8 Living Room/Floor Condition
Repair damaged flooring

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.4 Other Rooms/Security
Secure door knobs to door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

3.12	Bathroom/Tub or Shower Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
1.1	Living Room/Living Room Present No show property management no access to unit
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.5	Other Rooms/Window Condition window above door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing

3.12 Bathroom/Tub or Shower
shower handle not secured properly - repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
09/19/25- ADDRESS IS: 342 S 25TH ST , RICHMOND CA.
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
the address do not exist. i believe it should be s 25th instead.
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant n show/ no access 7/10/2025 10:15am. Beware of dog signs posted and dog was inside of yard leading to front door. Tenant to provide access and keep pets secured.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure
3.6 Bathroom/Ceiling Condition
Treat ceiling for discoloration coming through paint
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:35am. No response from ring camera or knocking on front security gate. Beige house with white trim. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.1 General Health and Safety/Access to Unit
Repair damaged deadbolt lock on rear security gate
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds in rear of unit and discard old furniture in yard

8.7 General Health and Safety/Other Interior Hazards
COMMON AREA SMOKE DETECTOR
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
CH-6-3-25 Owner needs a pre call 30 min prior 510-526-2691

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by sink

Replace cracked receptacle left of window

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damage. repair, replace or remove

2.10 Kitchen/Stove or Range with Oven
Right rear burner missing, replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.5 Kitchen/Window Condition
Window screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure vanity cabinet to wall, caulking behind sink damaged

3.12 Bathroom/Tub or Shower
Recaulk tub.

Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet on left wall

4.4 Other Rooms/Security
Install patio door screen, also treat door as it has severe discoloration on metal frame

Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOm, occupied during entire inspection. Tenant to provide access

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Remove key lock on garage door

Remove key lock on door in kitchen leading to secondary room

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard, dogs loose in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-damaged outlet right side of left window to be replaced

6.4 Building Exterior/Condition of Exterior Surfaces
Repair rear exterior outlet, outlet isnt secure and has sunken into wall.

8.1 General Health and Safety/Access to Unit
Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.

1.5 Living Room/Window Condition
Window screen damaged, repair

Treat windows for severe discoloration on metal frames

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Not Hot Water.

Bathroom fixed wash basin or lavatory has a major leak.

3.12 Bathroom/Tub or Shower
Tub/Shower Enclosure Hazard needs repair/replacement.
- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secures to wall

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Treat ceiling for severe discoloration

3.7 Bathroom/Wall Condition
Treat walls for severe discoloration

3.8 Bathroom/Floor Condition
Floor threshold at entry damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Treat window for severe discoloration on window frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

Treat window for severe discoloration on mewl frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

C02 detector inoperable, replace as it exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
INSTALL GFCI protected outlets in all (3) bathrooms by sinks

Outlets have hot/neutral reverse as well. repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.
7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
3.7 Bathroom/Wall Condition
Clean discoloration and cobwebs from walls
(Located in bedroom 3)
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.3 Living Room/Electrical Hazards
Replace or remove damaged receptacle on living room stairs
1.1 Living Room/Living Room Present
11/19/25 commercial property

11-14-25 No show took picture sent email
2.12 Kitchen/Sink
faucet base loose not properly secured
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.2 Kitchen/Electricty
light not working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English

1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more time

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-10-10-25 r/s from 10-14-25 to 11-14-25 LL needs more time
30 min pre-call 510-418-6436 -JC 9/4

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Seal cracks in bathroom sink

4.3 Other Rooms/Elecrtical Hazards
Replace receptacle on right wall
Damaged outlet presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Basement light switch cover plate missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Basement window screens damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior siding on left side of unit by windows dry rotted, repair

Crawlspace by basement missing door, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to in law unit in rear

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and discard of hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Unable to locate carbon monoxide detector in unit, locate or install in unit

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in openings in fuse panel/ breaker box

1.1 Living Room/Living Room Present
11-14-25 No show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Replace missing coverplate for phone jack outlet on left wall.

4.5 Other Rooms/Window Condition
Left window screen missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH-6-4-25 r/s from 6-18-25 to 7-17-25 owner will be out of town

9/11/2025 Tenant no show 3:12pm. No response to knocking on security gate or doorbell. Front living room window had large hole on it at time of reinspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Outlet on left wall.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Dining room light inoperable, repair

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
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30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
JC-11-17-25 Owner called and requested the 12/19 inspection be rescheduled to a sooner date. Confirmed 11/21 11-2pm and advised him to alert the tenant as the tenant was mailed a letter for 12/19 as well. Owner stated the heater works so he does not know why it failed.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace
1.1 Living Room/Living Room Present
JC-11-17-25 Spoke to the owner who called to reschedule (he needs to verify the repair is done) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
JC-11-17-25 Spoke to the owner who called to reschedule (tenant not available and he does not have a key) also wanting to keep units b and c on the same date. R/S the 11/18 inspection to 12/15, but explained this would be the last reschedule due to the ordinance (repairs must be done within 120 days)
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Peeling and chipping paint on 90% of building. repaint
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on 90% of building
1.1 Living Room/Living Room Present
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screens missing, install

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
06/05/25- Previous owner called in to state that he sold the home in 2023 and is no longer the owner of the unit. I advised him that he needs to send in proof of sale and he then stated " He does not have to do any investigating for us" and that we need to "figure it out". He then ended the call. M.T

7/22/2025 Tenant no show 10:15am, tenant home but not aware of inspection. No response from owner. White house with black trim, picture taken.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
30 min pre-call to 510-928-5942 (please leave a voicemail with the estimated arrival time if they do not answer)

JC-11-18-25 Spoke to the owner who was disputing the inspector going out yesterday as she claims her and the tenant were at the property. Advised I am unsure why they did not open the door when the inspector knocked and rang the doorbell. Scheduled another inspection for 11/26 at her request as it is difficult for her and the tenant to take time off work.
11/17/2025 Tenant no show 11:00am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from yard
1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:08am. No response to ring camera or knocking on door. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet by patio door has open ground, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear exterior yard
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
refused at door - tenant wasnt aware of the inspection
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Outlet by rear door has open grounds, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window screen on left window
5.3 Secondary Rooms/Electrical Hazards
Front left room
Outlets have open grounds, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen in front left room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawlspace vent cover by rear door damaged, replace

Garage has dry rotted exterior siding, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture and appliances from exterior of unit
4.4 Other Rooms/Security
Secure door knobs to door
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

3.4 Bathroom/Security
Secure door to frame

3.13 Bathroom/Ventilation
Install vent cover

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

2.10 Kitchen/Stove or Range with Oven
front right burner not self igniting - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.12 Bathroom/Tub or Shower
tub diverter inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.4 Kitchen/Security
clear egress blocking back door from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.4 Other Rooms/Security
remove key lock from bedroom door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace

2.11 Kitchen/Refrigerator
large hole in door seal - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
1.5 Living Room/Window Condition
no screens on windows
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.4 Living Room/Security
clear egress from blocking front door from opening fully
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance and fails. Moved the inspection up from 11/26 to 11/25 per her request.
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.
1.4 Living Room/Security
Front door door, striker plate missing – repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace
4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater
8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
JC-11-18-25 Spoke to manager Simone who called and requested an extension. Advised no due to ordinance. Moved the inspection up from 11/26 to 11/25 per her request.
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
4.8 Other Rooms/Floor Condition
Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

1.1 Living Room/Living Room Present
30 MIN PRE-CALL pre call 510-334-2386
8/19/2025 2:40pm Tenant refusal of entry, states she wasnt notified of todays inspection. Brown house with white trim

10/15/2025 Tenant refused entry to unit, states she isnt allowing inspector in at this time 11:24am. Picture taken.

1.4 Living Room/Security
Front door door, striker plate missing – repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing in kitchen – repair/replace

4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector not working properly – repair/replace

4.4 Other Rooms/Security
Bedroom door, striker, plate missing – repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
Remove egress blocking heater

8.1 General Health and Safety/Access to Unit
Garage door not working properly – repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke Detector not working properly – repair/replace

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing

1.1 Living Room/Living Room Present
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Explained the ordinance states repairs must be complete within 120 days. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
8/19/2025 Tenant no show 2:25pm. Grey house with white trim. Dog barking inside of unit.

1.6 Living Room/Ceiling Condition
Ceiling damaged – repair

1.8 Living Room/Floor Condition
Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace

1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
JC-11-19-25 Spoke to the mgr Simone who requested an extension as they are waiting on grants/funding to make repairs. Provided a FINAL reschedule to 12/29 and explained it cannot be moved again.
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/5 - he will be out of town. Advised him to alert the tenant

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Patio door handle damaged, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the tenant and provided and extension from 11/24 to 12/29. Tenant will have her son help her with the fail but she needs more time.
8/14/2025 Tenant no show 1:50pm, left unit at triplex

1.3 Living Room/Electrical Hazards
No access to outlets, tenant to clear items to allow access fro inspection

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection

4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater

8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.

8.7 General Health and Safety/Other Interior Hazards
Right common area smoke detectors missing, replace/install

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management.
Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.

2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal

2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she did not receive the re-inspection notices, so repairs are not done, and they did not post notice for the tenants. Rescheduled the 11/19/ inspection to 1/5.
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet

8.2 General Health and Safety/Exits
Tenant to remove excessive items on patio blocking patio door exits

8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.

2.10 Kitchen/Stove or Range with Oven
Unable to test burners as tenant removed knobs, reinstall knobs for inspection

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

2.3 Kitchen/Electrical Hazards
GFCI outlet will not trip and reset as designed. repair or replace.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/12/2025 9:50am. Unable to perform inspection as loose dogs inside of unit.

8/26/2025 Unable to enter unit for inspection as tenants dogs are loose inside of unit. PM present.

10/31/2025 Unable to perform inspection as tenant not home and pets are loose inside of bedrooms. PM present. Picture taken.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair

3.8 Bathroom/Floor Condition
Repair damaged flooring

8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.

1.1 Living Room/Living Room Present
JC-11-18-25 Spoke to the manager who advised she will not have enough staff on site this day. Rescheduled the 12/22 inspection to 1/5.
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.

2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace

1.1 Living Room/Living Room Present
JC-11-18-25 spoke to the tenant who called and advised he will be out of town on the 23rd. Rescheduled the inspection to 1/5.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

2.12 Kitchen/Sink
Heavy discoloration, resurface sink

8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)

1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.1 General Health and Safety/Access to Unit
Install unit number "P" outside of unit

Repair damaged front security gate, torn at bottom
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted
4.4 Other Rooms/Security
remove keylock
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.
3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration
4.7 Other Rooms/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted
2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove key door lock from left side bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Please call the owner 30 min prior to arrival 510-409-4917 (multiple properties) -JC 7/28
Tenant no show 6/16/2025 2:18pm, owner present and no response from tenant. Picture taken.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

11/18/2025 UNIT IS VACANT
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 lower right unit of complex 1:28pm, picture taken
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:35pm, minor only person present for inspection. Picture taken

11/18/2025 Tenant no show 1:00pm. Unable to enter unit with owners son as he doesnt have a key for unit and loose dog inside of unit. Picture submitted.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door off track, repair
1.1 Living Room/Living Room Present
Tenant no show 6/3/2025 10:53am, unable to enter unit with property management due to loose dog inside of unit

9/23/2025 Tenant no show 1:15pm. Unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
7.4 Heating and Plumbing/Water Heater
Remove personal items being stored in hot water heater closet
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show/ no access to secured site. Number on callbox is inoperable. Picture taken

11/18/202t Tenant no show 11:05am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
Replace cracked outlet underneath window
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair
3.12 Bathroom/Tub or Shower
tub diverter inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
underneath sink damaged and large hole - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
11-18-25 no show under renovation
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
3.3 Bathroom/Electrical Hazards
bathroom light fixture rusted badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.5 Living Room/Window Condition
living room screen damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop
4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.5 Bathroom/Window Condition
window frame is very badly discolored - remove/repaint
4.4 Other Rooms/Security
bedroom door not opening and closing properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
1.4 Living Room/Security
unit address missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range vent screen missing- repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
light flickers - repair
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back porch light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
1.1 Living Room/Living Room Present
call 510-236-8366 30 min prior to arrival -JC 8/12/25 (Added note and sent the number to the inspector today) the Mgr Sonya called in the day before requesting the calls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint around entire house. repaint
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
no show 10-29-25 no access to property took picture sent email
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, requested a 30 min pre-call at 510-410-5490. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
11/19/25- Spoke to owner, he stated he will be sending in a written statement regarding unit being under renovations with intention to sell. M.T
Vacant unit under renovation, no access 8/14/2025
beige house with orange trim
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)
1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REMOVE OLD SMOKE DETECTOR AS AS WELL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

2.5 Kitchen/Window Condition
Window screen torn, repair

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink

4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet across from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

5.2 Secondary Rooms/Security
Secure door knob on door by kitchen

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.13 Kitchen/Space for Storage, Prep and Serving
Replace deteriorated cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Faucet Leakage Present.
-repair leak behind knobs

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Remove plastic sheathing on front of heater
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 4901 Garvin # C
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Recaulk behind kitchen sink, caulking damaged
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-8-6-25 Tenant called to advise the inspector had not gone to the unit. Contacted the inspector and CONFIRMED HE ARRIVED AT 10:07AM ---SEE PHOTO IN GOOGLE VOICE. CALLED THE TENANT BACK AND ADVISED NO ENTRY. CONFIRMED THE DETAILS IN THE PICTURE IS HER HOUSE. she advised the owner will have to coordinate being there moving fwd. O number is 510-232-4760. Advised notices will be mailed.
06/20/25- Spoke to owners rep who called in to re-schedule inspection due to tenant and O not being available. Re-scheduled from 07/24 to 08/06 between 9am-12pm. O agreed. M.T

8/6/2025 Per previous not above tenant no show 8/6/2025 10:07am Grey house with white trim, picture taken

9/24/2025 Tenant no show, note on door stated to contact owner who lives across the street. He stated he doesnt have a key for the unit. 10:50am

11/19/2025 Tenant no show 12:05PM, NO RESPONSE TO KNOCKING ON DOOR. PICTURE SUBMITTED
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to vanity
3.12 Bathroom/Tub or Shower
Cover opening on tub underneath spout
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets due to personal items against all walls
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Tub control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install flooring in entire unit, renovation in progress at time of inspection.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. LOW AUDIBLE ALERT
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
2.11 Kitchen/Refrigerator
1- Exterior of refrigerator severely rusted, repair
2- Light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk behind bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration in window seal and on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors
8.7 General Health and Safety/Other Interior Hazards
Install CO_2 detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood/microwave damaged. Replace or remove
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 10:23am. Cream unit with green door, lower right unit. Dog barking inside of unit, no response from tenant. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of patio door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show owner stated they live at location not renting

1.1 Living Room/Living Room Present
9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector missing

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address

8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector / Co detector missing - repair/replace

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

3.12 Bathroom/Tub or Shower
lining around base of tub loose repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.10 Kitchen/Stove or Range with Oven
All burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
All bedrooms missing smoke detectors - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Hallway Co detector missing
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
2.12 Kitchen/Sink
sink leaking from underneath sink - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower very badly discolored - recaulk/repair/replace
3.5 Bathroom/Window Condition
shower window frame peeling very badly - remove/repair/repaint
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request (owner asking to R/S to 12/22) Replied indicating that date is not available and offered 12/24 or 12/29. Moved the inspection off 11/21 pending his response.
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

1.1 Living Room/Living Room Present
PRE-CALL 415-760-8262 (PLEASE TAKE PICUTURES OF THE FAILS AND SEND THEM IN AN EMAIL IF IT DOES NOT PASS) 11/20 JC
JC-11-20-25 Owner called in stating he moved the furniture the day before the last inspection, so he does not know why it failed. He will be there during the next scheduled visit.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

8.4 General Health and Safety/Garbage and Debris
Remove old bedding from yard

1.1 Living Room/Living Room Present
JC-11-20-25 owner called in stating there was a no entry after she called and requested the inspection be moved to 12/16. Reviewed call and determined that was correct. R/S the inspection from 12/26 to 12/16 and waived the r/i fee.
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink

2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure

3.5 Bathroom/Window Condition
Clean discoloration on window and window seal

3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate
1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted
1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

Replace missing common area smoke detector

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

1.1 Living Room/Living Room Present
JC-11-20-25 Rcvd request to reschedule. Rescheduled inspection to 1/2 and emailed the owner for confirmation.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and cabinetry above stove

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.

3.12 Bathroom/Tub or Shower
Secure tub control knob

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

4.5 Other Rooms/Window Condition
Clean discoloration on window seal
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected
8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink stops inoperable in bedroom 2 bathroom
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.
4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
rear bedroom 2 smoke detector missing, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.5 Living Room/Window Condition
Window screen missing in living room, install.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
2.12 Kitchen/Sink
sink leaking from underneath - repair

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace screens
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.4 Living Room/Security
front door frame damaged - repair/replace
door striker plate missing- repair
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
3.2 Bathroom/Electricty
light inop
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit

8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-20-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show - tenant did not receive notice of inspection.

1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace

2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
JC-11-21-25 Tenant not available 12/9. R/s to 12/8. Confirmed with tenant via email.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.

1.1 Living Room/Living Room Present
JC-11-21-25 Spoke to the owner (tenant is not available) rescheduled the 11/24 inspection to 12/24
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

1.1 Living Room/Living Room Present
CH-8-11-25 pre call 30 min prior 510-776-6322

2.12 Kitchen/Sink
1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL

2- Recaulk behind kitchen sink

1.1 Living Room/Living Room Present
JC-8-18-25 Owner called in stating he has been waiting at the property since 8:45am. Contacted the inspector and determined the inspection is no entry. Called the owner back and advised (will email no entry photo to owner once it is rcvd). The owner advised repeatedly that he was there all morning, and no one came out. He advised he took a day off work to be there and is very upset.

8/18/2025 Tenant no show 9:48am. Knocked on white security door multiple times, no response. Rose colored house with green trim. Spoke with OutSource It and explained unit was a no show. Sent picture with time stamp.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/1/2025 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY MOST OF AUG AND ALL OF SEPT. MOVED FROM 9/22/2025 TO 10/6/2025 1PM-4PM MONDAY. IF DATE DOESNT WORK PLEASE CONTACT OUR OFFICE. ALISON

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

3.12 Bathroom/Tub or Shower
Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly

Bedroom bathroom very discolored above shower remove/repair

3.6 Bathroom/Ceiling Condition
Active leak in bathroom 2, repair ceiling and identify leak as you cam hear water running in pipes above leak

4.5 Other Rooms/Window Condition
Bedroom very discolored around window remove/repair

4.7 Other Rooms/Wall Condition
Wall above master bedroom bed damaged signs of water damage repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Here is not working properly repair/replace

1.1 Living Room/Living Room Present
Tenant no show 7/9/2025 10:35am

10/8/2025 Tenant no show 10:05am. No response to knocking on gate or ring camera. Left unit upstairs.

2.10 Kitchen/Stove or Range with Oven
Stove hood, range, fan and light not working properly repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen is missing GFCI outlet repair

3.12 Bathroom/Tub or Shower
Caulking above shower very badly discolored remove recaulked

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in bathroom repair

4.3 Other Rooms/Elecrtical Hazards
Bedroom light Fixture cover missing repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/clear

8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector missing repair/replace

1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on security gate. Center unit upstairs.

2.10 Kitchen/Stove or Range with Oven
All burners must work properly repair/replace
Hood range fan not working properly repair/replace
2.12 Kitchen/Sink
Kitchen faucet base/sink damaged Repair/replace
Dishwasher not working properly repair/replace
2.2 Kitchen/Electricty
Light in kitchen dining area not working properly repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door damage/missing repair/replace
3.13 Bathroom/Ventilation
Ventilation fan very loud repair/replace
3.7 Bathroom/Wall Condition
Toilet roll holder, damaged repair/replace
4.2 Other Rooms/Electricity/Illumination
Bedroom light not working properly repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing repair/replace
Hallway, light Fixture cover, missing Repair/replace
1.1 Living Room/Living Room Present
JC-6-24-25 Spoke to the owner who advised the tenants have not used the dishwasher in 20 years advised him to remove it and cover the area or it needs to be repaired or replaced.

7/9/2025 Tenant no show 10:40am

10/8/2025 Tenant no show 10:03am. No response to knocking on door or doorbell. Right unit upstairs.

11/21/2025 Tenant no show 2:25pm, picture submitted.
1.4 Living Room/Security
Front door, weatherstripping, damaged repair/replace
1.6 Living Room/Ceiling Condition
Ceiling paint chipping, very badly repair/repaint
2.12 Kitchen/Sink
Dishwasher not working properly repair/replace
2.7 Kitchen/Wall Condition
Wall damaged repair/repaint
3.13 Bathroom/Ventilation
Ceiling fan very badly discolored repair/replace
3.6 Bathroom/Ceiling Condition
Ceiling very badly, discolored remove
4.4 Other Rooms/Security
Bedroom door damage repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Property has large amount of overgrowth and debris cut/remove/Clear
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector, missing Repair/replace
Hallway, closet, door knob, missing repair/replace
1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted
2.7 Kitchen/Wall Condition
Clean grease splatter on wall behind stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub
3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

1.1 Living Room/Living Room Present
10/10/25- Spoke to tenant, PLEASE GIVE A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-730-6144. Also, gate is NOT locked. There is a handle you must lift and door will open. M.T

10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

4.10 Other Rooms/Smoke Detectors
Smoke detector not operable in second bedroom, repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector inoperable in common area, repair.

8.7 General Health and Safety/Other Interior Hazards
Excessive clutter in both bedrooms, needs cleaning.

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:45am. Beige house with white trim. No response from ring camera or knocking. Picture taken.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from front door to be replaced, cracked receptacle

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has no power and cracked receptacle. Repair and replace

7.4 Heating and Plumbing/Water Heater
1. Clear personal items stored in hot water heater closet

2. Install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector level 2 missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Move old appliances stored in yard

Declutter exterior right side of house. Excessive amount of items stored alongside house.

1.1 Living Room/Living Room Present
10/08/25- Spoke to tenant who called in requesting another ext due to being called into work this morning. I advised we had already re-scheduled once and it is the day of the inspection so we denied the ext. Advised tenant he can have anyone over the age of 18 in his place. M.T

10/8/2025 Tenant no show 2:00pm. No response to knocking on door or doorbell.

2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt lock on rear door, remove double key entry lock

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing /inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard fence leaning not standing securely - repair/replace

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI missing

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working properly - repair/replace

4.4 Other Rooms/Security
Remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- minors was home alone

1.1 Living Room/Living Room Present
Tenant no show 6/17/2025 1:40pm, left side of yellow duplex. No response to knocking on door or doorbell. Picture taken.
11-21-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
non working oven and range repair or replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway Co detector missing

3.12 Bathroom/Tub or Shower
caulking inside around tub very badly worn/discolored - remove/recaulk/repair
tub faucet spout missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key door lock from bathroom door

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.4 Living Room/Security
front door screen door damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke detector missing

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub diverter not working properly

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.2 Kitchen/Electricty
kitchen light inop

1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot

1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling

2.5 Kitchen/Window Condition
Window screen torn, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 11:40am. No response to knocking on door or doorbell. Cream house with green trim.

11/20/2025 Tenant states they are owner of home, they will follow up with the City of Richmond to have unit removed from rental database

8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

1.1 Living Room/Living Room Present
CH-11-24-25 spk w owner use this pre call 30 min ahead 510-541-3358

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-541-3358 -jc 11/24

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION
owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room

1.1 Living Room/Living Room Present
30 min pre-call 510-541- 3358

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- LOWER LEVEL BEDROOM

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
1. Carbon monoxide detector inoperable, replace
- level 1

2. Install carbon monoxide detector lower level

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-11-24-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/7. They need more time for repairs.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove

8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CH-9-22-25 pre call 30 min 510-326-2651

8.4 General Health and Safety/Garbage and Debris
Remove old furniture and trash on exterior surrounding complex

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector batteries removed, replace

1.1 Living Room/Living Room Present
10/10/2025 Individual at residence refused entry, stated they were not the tenant and there to watch pets.

2.12 Kitchen/Sink
Faucet leaking in center, repair or replace

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

Secure outlet behind stove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at bathroom sink, repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
Unable to test shower during inspection as knobs missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat cover missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window screen torn, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install/replace

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Striker plate missing, replace

4.5 Other Rooms/Window Condition
Dining room window screen damaged, repair

4.6 Other Rooms/Celing Condition
Repair large hole on ceiling above laundry appliances

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior for of complex has dry rotted wood above window, repair

2.5 Kitchen/Window Condition
Window off track, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath window.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior of complex has dry rotted wood, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater knob missing, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-846-3506
07/11/25- Spoke to tenant who called in regarding some concerns on the fails. He stated that the main concern was the keyed lock that he has for a closet. He stated it has been this way for 45 years and would like for it to stay like that especially for times he goes out of town. Another concern was the sofa/bed he has up against the window. He stated theres no other way to place it where it will open and close without issues. I advised him to bring up the concerns with the inspector when he goes back out on 07/29. Tenant agreed. M.T

11/24/2025 Tenant no show/no access. Main door to site locked, no answer at pre-call. Owner called back after missed inspection and stated that the tenant was home. Explained when the front door is locked, there is no access. Tenants information not provided. Picture submitted @ 1:50pm

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed deadbolt lock from interior closet door

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1- Window must be openable and remain open without props.

2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present

1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling above shower bubbling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
above shower very badly discolored - remove /repaint

3.7 Bathroom/Wall Condition
Wall behind toilet very badly discolored - remove / repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice

3.12 Bathroom/Tub or Shower
caulking in tub shower area very badly worn discolored damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Remove heavily soiled foil from stove, foil can retain oil and become fire hazard
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean discoloration on stove
2.12 Kitchen/Sink
Clean discoloration build up in sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom
8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.3 Living Room/Electrical Hazards
Replace missing light fixture covers
2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace
2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please have the inspector punch in code 195 for my unit. Or probably easier for them to park outside the gate and I will meet them there and walk them into my unit. They can call me at (510) 334-3042 if there is a problem.

8.1 General Health and Safety/Access to Unit
no show- 7/31 10:47 Brown white trim apt.

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

4.3 Other Rooms/Elecrtical Hazards
1. Replace damaged outlet on right wall

2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor in rear bathroom

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working smoke and CO detectors
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
1.1 Living Room/Living Room Present
10-7-25 no show took picture sent email
11-24-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Left side bedroom, smoke detector, not working properly - repair/replace
Right side bedroom, smoke detector, not working properly - repair/replace
4.4 Other Rooms/Security
Remove key door lock From right side bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room CO detector missing - repair/replace
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Garbage disposal not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
4.5 Other Rooms/Window Condition
repair broken window frame window will not stay up with out prob.
remove black discoloration.
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
11-24-25 No show no access spoke with owner & tenants
tenants have been sick
3.5 Bathroom/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
4.5 Other Rooms/Window Condition
window will not stand without prop. Repair or replace
remove black discoloration
replace missing screens
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and side of house. repaint
1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner who called and requested a sooner inspection. R/s from 12/12/ to 11/26. He will alert the tenant.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
JC-11-25-25 Spoke to the owner and rescheduled the 12/22 inspection to 1/22. Owner needs more time to make repairs.
4.7 Other Rooms/Wall Condition
bedroom wall has very large crack - repair/replace/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) owner is stating the work cannot be done until 2/26. He is to send a statement/proof of this for an extension. Waived (1) R/I fee
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:58am
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Door frame damaged, repair

Remove keyed entry lock from interior door
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

Patio light inoperable, repair

No show - 06/08/2025 12:35
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space
1.1 Living Room/Living Room Present
JC-11-25-25 Owner mailed a letter on 10/10 asking for a reschedule for the 10/27 date (we did not rcv it until 10/31) Waived (1) R/I fee, and explained we will not waive the other.
7/8/25 received mailed letter from owner stating they were out of country until end of september. Rescheduled to late october

10/27/2025 Tenant no show 9:55am
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink

Install GFI outlets by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
Remove keyed entry lock leading to garage entry
8.1 General Health and Safety/Access to Unit
No show - 06/08/2025 12:24
1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install
1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
10/13/2025 Owner has receipt for replacement, has not been installed yet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
1.4 Living Room/Security
Install door sweep on front door
4.7 Other Rooms/Wall Condition
Repair opening above door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4 Heating and Plumbing/Water Heater
Repair/replace damaged door on hot water heater closet
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
ADDRESS IS 147 S 4TH STREET, RICHMOND CA 94804. M.T
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 12:30pm. Left unit at duplex. Picture taken

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage thing washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

4.4 Other Rooms/Security
Remove latch locks from door

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screens missing. Repair/replace

1.1 Living Room/Living Room Present
CH-9-12-25 r/s from 9-17-25 to 10-14-25 owner will be out of town pre call 510-965-8421

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
No smoke detector in first bedroom.

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:06pm orange/beige house picture taken.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage
- Outlet right of window cracked receptacle, replace

1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Tenant to clear items in garage surrounding hot water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door by kitchen that leads directly to exterior
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1
1.1 Living Room/Living Room Present
CH-8-29-25 spk w LL r/s from 9-2-25 to 10-10-25 repairs not done pre call 510-334-2386
8.3 General Health and Safety/Evidence of Infestation
Roach infestation – remove

11/25/2025 Owner has record of unit being treated for infestation, unit still has evidence of cockroaches. Tenant to address housekeeping in unit. Food particles on floor can be contributing factor in infestation per pesticide report.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 12:16 pm beige house, picture taken.
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
3.5 Bathroom/Window Condition
screen missing
4.4 Other Rooms/Security
remove egress from blocking window (bed)
4.5 Other Rooms/Window Condition
screens missing in both bedrooms - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.
1.6 Living Room/Ceiling Condition
wood trim around ceiling not secured - repair/replace
1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repairresurface//replace
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.13 Bathroom/Ventilation
fan vent in both bathrooms inop - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door- 08/14/2025 11:28
1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite- repair/replace
3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 925-913-0322 and/or 925-319-7800.
10-9-25 no show took picture sent email
4.5 Other Rooms/Window Condition
replace missing screen
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on window exterior. repaint.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes.
1.1 Living Room/Living Room Present
10-10-25 no show tenant stated they werent aware of any inspection took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hall toilet base loose - repair/replace
hall toilet not flushing properly - repair/replace
3.5 Bathroom/Window Condition
paint bubbling very badly around window - repair/repaint
2.8 Kitchen/Floor Condition
flooring by back door damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
all bedroom smoke detectors missing
7.2 Heating and Plumbing/Safety of Heating Equipment
no able to inspect due to egress - clear /remove egress from blocking water heater
8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
1.1 Living Room/Living Room Present
CH-10-8-25 pre call 30 min prior 510-290-5987
1.4 Living Room/Security
torn security door repair or replace
3.3 Bathroom/Electrical Hazards
non working gfci outlet repair or replace.

1.1 Living Room/Living Room Present
CH-11-26-25 LL call in said call 415-539-8258 gated area
10-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Missing smoke detector bedroom 2, install.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

4.4 Other Rooms/Security
Install striker plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as unit is stuck in tub mode, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.

2- Loose outlet presents an electrical hazard. Outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of items stored on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.5 Bathroom/Window Condition
Lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub exterior and interior

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.7 Bathroom/Wall Condition
Treat discoloration on walls

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.4 General Health and Safety/Garbage and Debris
Remove excessive items on patio

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked outlet right of patio door
- Replace cracked outlet by front door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent in shared exterior carport

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked outlet in common hallway

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Tenant to move bed blocking window (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace cracked outlet in common shared laundry room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

1.1 Living Room/Living Room Present
Tenant no show 8/22/2025 10:00am, PM doesnt have key for unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
11/17/2025 Tenant no show 11:00am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.

3.3 Bathroom/Electrical Hazards
Replace GFCI receptacle, no power and will not reset

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace

1.1 Living Room/Living Room Present
11/26/25- GIVE T A CALL UPON ARRIVAL FOR ANY FUTURE INSPECTIONS, 510-829-2852 M.T

11/10/25- T has new #, give a CALL UNPON ARRIVAL FOR INSP ON 11/21 AT 510-829-2952. M.T

10/17/25- Spoke to tenant, PLEASE GIVE A 30 MIN PRE-CALL AT 510-680-0911 for insp on 11/21. M.T
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
3.4	Bathroom/Security remove key door lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.1	General Health and Safety/Access to Unit no show - 7/29 security gate locked could not enter.
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
4.10	Other Rooms/Smoke Detectors Bedroom #1 smoke detector non operable, repair/replace.
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - repair/replace
3.13	Bathroom/Ventilation vent fan inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
8.7	General Health and Safety/Other Interior Hazards entry way smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show took picture sent email
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.1	Living Room/Living Room Present 10-10-25 no show took picture sent email 11-26-25 no show tenant stated they werent aware of any inspection
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
1.1	Living Room/Living Room Present 11-26-25 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-12-1-25 pre call 510-374-8653 gate code 1121 10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

2.12 Kitchen/Sink
faucet handle loose -repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace

3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint

4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom

3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace

3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

4.4 Other Rooms/Security
remove key door locks from all bedrooms

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair

2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace

1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.7 Bathroom/Wall Condition
towel rack missing - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5
JC-12-2-25 Spoke to the current tenant (they are oving out at the end of the month and asked the owner if they could move the inspection until after they move out) rescheduled the 12/18 inspection to 1/5 and advised her to alert the owner of the new date.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-541-3358

1.4 Living Room/Security
Install striker plate on front door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.

1.1 Living Room/Living Room Present
CALL 415-269-0279 UPON ARRIVAL FOR GATE ACCESS. 30 MIN PRE-CALL 706-201-2662 - JC 12/22
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

2.12 Kitchen/Sink
Subflooring underneath kitchen sink damaged, repair

2.5 Kitchen/Window Condition
Repair kitchen window frame

3.12 Bathroom/Tub or Shower
Shower head leaking, repair (rear bathroom)

3.3 Bathroom/Electrical Hazards
install GFCI by bathroom sink (front bathroom)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair hole in wall in garage under breaker box

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior crawl space vent missing right side of front door, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fencing rear right side of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 No access to unit as minor the only person present, states they were not aware of any inspection. Pink house with white trim, picture taken.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage

1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
12/2/25 received proof property was sold

11-10-25 no show tenant stated they owned home not renting.

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint

3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing

1.4 Living Room/Security
clear items/egress blocking front door from opening fully

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key lock from bedroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bathroom toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
leaking underneath - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
12/2/25 - received copy of exemption from Rent Control for property
11-10-25 no show owner stated he filed exception papers for property in August 2023
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
1.4 Living Room/Security
unit address missing - repair/replace
2.12 Kitchen/Sink
garbage disposal making very loud noise - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slowly - repair/replace
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

Please pay special attention to the baseboards and bedroom windows
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bed room smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8
3.12 Bathroom/Tub or Shower
tub diverter inop
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly

1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.4 Kitchen/Security
remove egress from blocking back door from opening fully
1.1 Living Room/Living Room Present
12/2/25 PROOF OF SECTION 8

30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
faucet leaks - repair/replace
2.3 Kitchen/Electrical Hazards
light flickers - repair
3.12 Bathroom/Tub or Shower
tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
bedroom closet has large amount of discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly
3.12 Bathroom/Tub or Shower
master bedroom tub constantly dripping - repair/replace
hallway tub peeling - resurface/repair
3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace
4.4 Other Rooms/Security
door knob missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwaser inop
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.
3.12 Bathroom/Tub or Shower
tub peeling - resurface /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged- repair

4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.12 Bathroom/Tub or Shower
tub chipping - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs.
Rescheduled the 12/3 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

4.4 Other Rooms/Security
Remove digital thumbprint lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
JC-12-2-25 Rcvd email from the property manager stating they need more time to make the repairs. Rescheduled the 12/3 inspection to 1/9.
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove (fire hazard)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1- Clean grease splatter on stove and range hood (fire hazard)

2- Replace missing range hood vent screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure covers on heaters in unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light in closet inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged, repair

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4 Bathroom/Security
Remove keyed entry lock from door
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
4.7 Other Rooms/Wall Condition
Wall has a defect which allows significant drafts to enter the unit.
-repair wall underneath window seal

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Replace missing vent fan cover

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.13 Bathroom/Ventilation
Secure vent fan to ceiling

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.13 Bathroom/Ventilation
vent cover missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
1.4 Living Room/Security
screen door damaged - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. heater inop
4.4	Other Rooms/Security
	remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower
	master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven
	hood range light inop - repair
2.3	Kitchen/Electrical Hazards
	pantry light not properly secured - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security
	closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present
	master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition
	liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower
	hall shower head loose - repair/replace
	both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
1.4	Living Room/Security
	clear items/egress blocking patio door
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose
3.7	Bathroom/Wall Condition
	wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite
2.2	Kitchen/Electricty
	dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio railing not properly secured to building - repair
1.1	Living Room/Living Room Present
	9-29-25 property management not aware of inspection
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.8	Living Room/Floor Condition
	carpeting throughout entire unit badly worn - repair/replace

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
master bedroom vent not working - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door- not able to inspect room
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Subflooring damaged, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door torn around lock mechanism, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove chain lock from door as well.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right/Rear burner inoperable, repair
2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window fram on interior side (left window)
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove (fire hazard)
2.11 Kitchen/Refrigerator
Door not closing as designed, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing knob for right rear burner
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.4 Bathroom/Security
Secure door knob
3.6 Bathroom/Ceiling Condition
Repair ceiling, peeling paint present
4.7 Other Rooms/Wall Condition
Glass closet doors damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.7 General Health and Safety/Other Interior Hazards
Hall closet light inoperable, repair
2.12 Kitchen/Sink
1. Repair leak under sink
2. Dishwasher inoperable, repair
3. Garbage disposal inoperable, repair
4. Subflooring underneath sink damaged from active leak, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
1. Hall closet door damaged, repair
2. TENANT to remove key entry lock on hall closet door

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
clear items/egress blocking window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat

3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key fro unit 10:58am. Picture submitted.

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.12 Bathroom/Tub or Shower
Replace missing shower head

3.7 Bathroom/Wall Condition
Repair damaged wall by toilet

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

1.4 Living Room/Security
Remove latch lock from front door

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

2.10	Kitchen/Stove or Range with Oven
	oven inop - repair/replace
	all burners must self ignite - repair/repalce
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination
	bedroom closet light inop - repair/replace
1.1	Living Room/Living Room Present
	9-30-25 no show property management no access to unit
3.12	Bathroom/Tub or Shower
	faucet dripping - repair
2.4	Kitchen/Security
	pantry door striker plate missing - repair/replace
2.12	Kitchen/Sink
	hot water not getting hot
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all 3 bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing - repair /replace
	close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security
	clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.4	Living Room/Security
	patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition
	pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	leaking from underneath sink - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
	remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet light not secured properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/repalce
4.4	Other Rooms/Security
	remove egress from blocking window
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	12-2-25 no show property management no access to unit
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
2.13 Kitchen/Space for Storage, Prep and Serving
base board underneath sink/counter top missing - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.5 Kitchen/Window Condition
screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub peeling - repair/resuface
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop -repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear balcony of items over loaded
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 310-867-0221 -JC 11/5

JC-12-3-25 Spoke to the owner and rescheduled the 1/5 inspection to 1/22 when he will be in town. He advised the stove is tenant owned and will be removed when they move out. Advised as long as the unit is vacant on the re-inspection the burner fail will "pass". He advised the property will likely be sold after the tenant moves out.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.4 Bathroom/Security
Remove keyed entry lock from door

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS, ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

1.3 Living Room/Electrical Hazards
Replace cracked receptacles in living room

2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair

4.4 Other Rooms/Security
Door knob missing, replace

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

4.7 Other Rooms/Wall Condition
Closet door damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit

8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-3-25 Manager emailed requesting additional time due to vendor and supply issues. Rescheduled the 12/4 inspection to 1/9.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace missing cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged cabinet drawer front

4.4 Other Rooms/Security
Door damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets left and right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door off track, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing light cover covers in dining room and hallway

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall

4.5 Other Rooms/Window Condition
Move items blocking clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
No access to electrical fuse panel in hall closet
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove deep freezer from patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
3.12 Bathroom/Tub or Shower
Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
1. Secure thermostat to wall

2. Repair heater covers in living room and bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows (fire exits)
2.11 Kitchen/Refrigerator
Refridgerator Leakage Present.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- underneath window

8.3 General Health and Safety/Evidence of Infestation
Knat infestation kitchen

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- outlet left of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)

8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door, no access to electrical breaker panel

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.

3.7 Bathroom/Wall Condition
Repair peeling paint on wall

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ repair/replace

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.4 Other Rooms/Security
clear items/egress blocking bedroom window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property

2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace

3.8	Bathroom/Floor Condition
	lining at floor base out side of tub badly damaged - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling resurface/repair
2.12	Kitchen/Sink
	faucet handle not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment
	water heater earthquake straps missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower
	shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition
	wall next to tub damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	thermostat not properly secured and heater inop - repair/replace
2.12	Kitchen/Sink
	drain gasket missing - repair/replace
	faucet handle not secure - repair/replace
2.5	Kitchen/Window Condition
	screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector - missing/inop
4.4	Other Rooms/Security
	door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
2.11	Kitchen/Refrigerator
	doesnt stay consistently cold - leaks - repair/replace
2.12	Kitchen/Sink
	faucet handle loose - repair/replace
4.4	Other Rooms/Security
	remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator
	refrigerator leaking - repair/replace
2.12	Kitchen/Sink
	dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security
	remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop - repair/replace
1.1	Living Room/Living Room Present
	10-1-25 no show property management no access to unit
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn - repair/replace
3.12	Bathroom/Tub or Shower
	tub peeling -resurface/repair
2.2	Kitchen/Electricty
	dinning room light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace

1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
JC-12-4-25 Owner called and emailed. Tenant cannot do a Christmas eve inspection. Rescheduled to 1/7
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.
2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass
1.1 Living Room/Living Room Present
JC-12-4-25 Owner requested a sooner date. R/S from 12/23 to 12/10. SHE WILL ALERT THE TENANT.
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.
2.5 Kitchen/Window Condition
replace missing screens
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.7 Kitchen/Wall Condition
Multiple holes on walls, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.6 Living Room/Ceiling Condition
ceiling fan and wall covered in dust/dirt - remove/clean
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.3 Other Rooms/Elecrtical Hazards
wall outlet next to bed not working properly - repair/replace
4.4 Other Rooms/Security
clear egress from blocking window
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
1.4 Living Room/Security
patio screen damaged - repair/replace
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
dishwasher not working properly - air gap - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10-6-25 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.4 Living Room/Security
patio door not locking properly - repair/replace

3.13 Bathroom/Ventilation
vent fan inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

1.7 Living Room/Wall Condition
hole behind front door - repair/replace

2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace

3.4 Bathroom/Security
door damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
dinning room light cover fixture missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Replace vent fan cover, painted and sealed shut
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd email from the property manager stating they did not rcv notices and are requesting an extension. Rescheduled the 12/5 inspection to 1/12/26 and emailed notices.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair

8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing

4.5 Other Rooms/Window Condition
bedroom screens missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit

3.1 Bathroom/Bathroom Present
toilet base loose - repair/replace

1.4 Living Room/Security
clear egress block patio door

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
3.12 Bathroom/Tub or Shower
faucet not secured
2.5 Kitchen/Window Condition
kitchen screen damaged
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd an email from the owner requesting to extend it. They need more time to make the repairs. R/S from 12/18 to 1/22
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink

3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install

1.1 Living Room/Living Room Present
JC-12-4-25 Rcvd request from the city to reschedule (tenants wife was recently hospitalized) called the tenant and confirmed 1/5pm

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the tenant who advised the 11th wont work. Moved it up to the 10th when she is off
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.1 Living Room/Living Room Present
JC-12-5-25 Spoke to the owner and rescheduled the 12/17 inspection to 1/22 - she needs more time for the electrical work

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)
JC-12-5-25 O emailed stating both the T and her are not available 12/23. R/S to 1/22

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.1 General Health and Safety/Access to Unit
9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE.

-INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 11:19am. Possible vacant unit. Blue house with white trim. Picture taken.

9/26/2025 Tenant no show 1:30pm, no response to knocking on front door. Dog barking inside of unit.

11/20/2025 Tenant no show 11:34am. No response to knocking on door, dog barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
12/5/25 property sold

8/8/2025 Tenant no show 1:12pm. Light brown house with brown trim. Dog barking inside of unit. Picture taken.

9/26/2025 tenant no sow 11:45am, no response to knocking on door or doorbell. Dog inside of unit barking.

11/20/2025 Tenant no show 11:20am. No response to doorbell or knocking on door. Picture submitted.
2.12 Kitchen/Sink
garbage disposal inop - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worm - recaulk - repair
tub peeling - resurface - repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing-inop - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.4 Living Room/Security
patio screen door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
cover below sink missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door of hinges - repair
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
3.12 Bathroom/Tub or Shower
caulking in tub badly worn - discolored - recaulk - repair
3.7 Bathroom/Wall Condition
towel rack missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.8 Living Room/Floor Condition
carpeting bunching - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4 Living Room/Security
patio door not locking properly - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom locked unable to inspect -
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

Remove keyed entry lock in hallway
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email property is red tagged
12-4-25 no show met property management property is red tagged they stated for at least the next 6 months or so

1.8 Living Room/Floor Condition
torn carpet in hallway repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven repair or replace
2.5 Kitchen/Window Condition
replace broken window and missing screen
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
loose board on steps repair or replace.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and co detector
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
Tenant no show 5/19/2025 12:00pm. No access as front gate was locked. Blue house with white trim.
10-13-25 no show took picture sent email
12-4-25 no show took picture sent email
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair

2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
2.7 Kitchen/Wall Condition
Repair damaged wall underneath sink
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.4 Bathroom/Security
Door damaged, replace
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove dead bolt from door
4.5 Other Rooms/Window Condition
Remove screw inserted into window lock that prevents window from opening (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair damaged window seal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beams dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush on exterior of bedroom windows blocking (fire exit)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Install striker plate on door frame
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls

3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink
3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair
3.13 Bathroom/Ventilation
Replace vent fan screen, inoperable as it has been painted and openings dont allow fan to work as designed.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair damaged wall left of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.2 Bathroom/Electricty
Bathroom light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
9/22/2025 No access/no entry at secured site. No response from call box. Picture taken 12:30pm
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Low audible alert, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Splashguard missing, replace
2.5 Kitchen/Window Condition
screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace sink air raider
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing - repair/replace
sink air raider missing
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door not opening properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-701-2685
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25
4.6 Other Rooms/Celing Condition
Clean heavy yellow discoloration on ceiling
4.7 Other Rooms/Wall Condition
Clean heavy yellow discoloration on patio door /window
1.1 Living Room/Living Room Present
30 min pre-call 510-332-7441 (owner has multiple Properties) -JC 7/3/25

10/15/2025 Spoke with outsource it as letter sent to owner had different fails and not specific to the room. Owner did not complete repairs due to this. Sent email to Outsource it as this is going to cause another inspection. Picture of owners letter versus inspector fail list taken and emailed for reference.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath left window
1.1 Living Room/Living Room Present
correct unit address is 327 32nd St
8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in front of complex and in carport
1.1 Living Room/Living Room Present
Tenant no show 7/7/2025 10:20am. Tenant was home but refused entry as she stated she want notified of inspection. No answer from number provided for owner. Beige house with green trim, picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
1.1 Living Room/Living Room Present
CH-11-6-25 LL call in said repairs will be done 12/1/25 need sooner date tenant will be out of the country
12/16/25 r/s from 12-16-25 to 12-5-25
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear exterior
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit
8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.
1.1 Living Room/Living Room Present
12-8-25 Spoke to the owner and rescheduled the 12/9 inspection to 1/22/26. He needs more time for the siding.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the tenant does not want the tub resurfacing done as he will not have access to use it. Explained we cant remove the fail. Owner disputed/complained about the process and wanted to appeal it. Advised there is not an appeal process. They feel like the inspector was wrong. Advised them to submit a photo for review. R/S the inspection from 12/31 to 1/8 as they requested another inspector.
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner and rescheduled the 12/12 inspection to 1/30. Both the tenant and owner will be out of town
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-12-8-25 Spoke to the owner who called and advised the unit is being vacated at the end of this month so she would like to postpone the inspection. R/s to 1/9. she may fu as the unit may be taken off the rental market.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Hallway bathroom toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
CH-11-7-25 r/s from 11-13-25 to 12-8-25 owner said order window special size
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn/damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.5 Bathroom/Window Condition
bathroom window broken not properly secured - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left side of kitchen countertop
3.3 Bathroom/Electrical Hazards
GFCI receptacle level 1 damaged, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 1 inoperable, repair or replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (3) in room

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove double keyed deadbolt lock from front left bedroom entry door

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PACO 510-224-6284

2.3 Kitchen/Electrical Hazards
Outlet right of stove has open grounds, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Center tub knob missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet right of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle left of patio door

1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
No access to water heater as door is locked with secondary lock, must be inspected.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has exceeded 10 year life span (2008)

8.7 General Health and Safety/Other Interior Hazards
Hallway light outside of front bathroom inoperable, repair

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection due to excessive amount of items in room.

4.4 Other Rooms/Security
Remove latch lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs
- handrail dry rotted, replace
8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances and furniture on site located on exterior of unit

2. Remove excessive recycling in rear of unit
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:30pm. Picture taken as unit address is front of mechanic shop. Knocked on gate and no response.

12/8/2025 Picture submitted as site is a commercial auto repair garage.
1.1 Living Room/Living Room Present
10/22/25- PLEASE GIVE O A 30 MIN PRE-CALL AT 510-965-5974 OR 510-965-5974 FOR ALL FUTURE INSPECTIONS. M.T
2.3 Kitchen/Electrical Hazards
Outlet at entry on left wall has no power, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, declutter room
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlets have no power, repair

2. Garage outlet has hot/neutral reverse, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace as base is still present
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 10:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.4 Other Rooms/Security
Remove latch lock from door frame

8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seal.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace

2.1 Kitchen/Kitchen Area Present
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

4.5 Other Rooms/Window Condition
both bedroom window not open properly -repair/replace

3.3 Bathroom/Electrical Hazards
both bathrooms GFCI outlet missing - repair/replace

3.12 Bathroom/Tub or Shower
caulking in both bathrooms badly worn /discolored - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
discharge drain pipe not connected properly to external pipe- - repair

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email

1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email

1.4 Living Room/Security
front door no closing locking properly - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email

2.4 Kitchen/Security
patio door not locking properly

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email 12-8-25 no show took picture sent email
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
1.4	Living Room/Security porch light inop
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 12-8-25 no show took picture sent email
2.8	Kitchen/Floor Condition floor damaged -repair/replace
3.12	Bathroom/Tub or Shower shower h/c handle missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition floor damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 10-15-25 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list
4.4 Other Rooms/Security
Install door knob and striker plates
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
2.12 Kitchen/Sink
FAUCET HAS CONSTANT DRIP, REPAIR
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate
1.4 Living Room/Security
Front door missing deadbolt lock, repair
1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.
2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenat no show 1:19pm
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

2.12 Kitchen/Sink
Repair large opening on wall under sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:03am
3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Hot water knob missing, replace
3.13 Bathroom/Ventilation
Vent fan makes loud noise while in use, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Repair damaged interior window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security screen damaged, cutting hazard. Repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair large opening above front door
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.
2.5 Kitchen/Window Condition
Window screen damaged, repair
2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts
2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON

2.12 Kitchen/Sink
faucet base not properly secure / faucet not shutting off properly - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub peeling - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.6 Other Rooms/Celing Condition
master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/

7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working properly - repair
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.12 Kitchen/Sink
Faucet Water Pressure Low.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am
1.6 Living Room/Ceiling Condition
Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
1.1 Living Room/Living Room Present
JC-12-10-25 Pm requested a reschedule due to vendor/repair delays. R/S from 12/10 to 1/9.
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Secure kitchen faucet
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
40 MIN PRE-CALL AT 510-388-5604. M.T
12/10/25- Tenant called in and requested a 40 min pre-call for tomorrows insp (12/11). m.t
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
INSTALL GFCI outlets by bathroom sinks throughout unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
5.3 Secondary Rooms/Electrical Hazards
Dining room outlet across from large window to be replaced, receptacle is damaged
1.1 Living Room/Living Room Present
12/10/25- Spoke with tenant who requested an ext due to work and O being out of town. Re-scheduled unit for the following week, 12/23 between 11am-2pm. T agreed. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling
1.1 Living Room/Living Room Present
JC-12-10-25 Spoke to the owner and rescheduled the 12/26 inspection to 12/15 - they will be out of town for Christmas and requested a sooner date. Advised him to alert the tenant.
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged badly - replace

1.1	Living Room/Living Room Present PLEASE CALL 30MIN PRIOR 510-367-4678
3.3	Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors 1st floor side room smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.7	Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security door handle loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor Co detector missing
1.1	Living Room/Living Room Present 12-10-25 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
3.12	Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom closet doors off track - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.1	Living Room/Living Room Present 8/13/2025 Tenant home but refused entry due to not being notified, no number listed for owner. White house with blue trim.
2.10	Kitchen/Stove or Range with Oven stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace

1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing

1.1 Living Room/Living Room Present
7/28/25 Spoke with tenant no notice of inspection.
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-10-25 no show took picture sent email

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
8/21/2025 Tenant no show, no entry with PM as he didnt have key. Spoke with tenant through ring camera.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector on lower level and basement

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

5.2 Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and to be changed as space is being used for living quarter/bedroom

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483
10/17/2025 Tenant states someone inside of residence is sick with covid.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH8-20-25 LL call in pre call 30 min prior 510-575-3483

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
1- Door frame damaged, repair

2- Tenant to remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right of window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
8/11/2025 TENANT NO SHOW 12:52PM. Blue house with white trim, grey Toyota truck in driveway. No response to knocking on door. Picture taken.

9/9/2025 Tenant no show 10:55am. No response to knocking on door or doorbell. Multiple cars in driveway. Picture taken.

10/17/2025 Tenant no show 2:06pm. No response to knocking on door.

12/10/2025 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.

9/10/2025 NO ACCESS at Marina Bay, call box number inoperable. Picture taken.

10/17/2025 Per previous notes, call box number inoperable. Picture taken @ 213pm. No access to complex or unit

12/9/2025 Tenant states they are owner of unit. Explained that she will need to take paperwork down to the City to have removed from rental database. Individual very irate regarding inspection and allowed inspector in only to yell and state she was from New York and this was unacceptable.

1.1 Living Room/Living Room Present
8/5/2025 CALL 30MIN PRIOR 510-856-8967 FOR ACCESS SPOKE WITH ISABEL MOVED FROM 8/18/2025 TO 9/16/2025 11AM-2PM. T N/A. CONFIRMED BY ISABEL. ALISON
9-16-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED

10/24/2025 Called owner as requested, no answer. Went to address listed and it does not physically exist. addresses lister in order 5221, 5227, 5239, 5305. Called Outsource and they could not locate address either

Correct address is 5227 San Jose Ave #A

4.10 Other Rooms/Smoke Detectors
Bedroom #2 smoke detector non operable, repair/replace.

1.1 Living Room/Living Room Present
Please call 510 856 8967 for access

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
10/10/25- Owner requested a 30 min pre-call at 510-485-8879. M.T

3.12 Bathroom/Tub or Shower
Caulk inside of tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move items blocking clear path to window. Window must be inspected.

7.2 Heating and Plumbing/Safety of Heating Equipment
Tenant to clear items blocking bedroom heater.

7.4 Heating and Plumbing/Water Heater
Clear personal items being stored in hot water heater closet

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace outlets on left and right side of sink with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Install striker plate on door

5.3 Secondary Rooms/Electrical Hazards
1. Outlet left of garage door inside of unit has missing cover plate, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlets in garage

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof cover on exterior outlet

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose- repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
No-show Sent email
9-3-25 no show took picture and sent email
12-10-25 No show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
h/c shower handle missing -
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
no show- 04/08/2025 brown house green trim.
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
faucet in tub loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
3.4 Bathroom/Security
interior door frame damaged -repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.3 Bathroom/Electrical Hazards
light in toilet room inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.5 Bathroom/Window Condition
screen missing -repair

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
garage door not opening
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace
3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.4 Living Room/Security
clear egress from blocking patio door from opening fully
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door
2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace
4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector above garage door level 1 missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
11/19/2025 TENANT CALLED IN REPAIR IS DONE. REQUEST TO MOVE TO AN EARLIER DATE. HAS DR.S APPTS. MOVED FROM 12/23/2025 TO 12/10/2025 11AM-2PM CONFIRMED. ALISON

30 min pre-call to owner 510-517-1781
9/4/2025 TENANT AMY CALLED IN TO RESCHEDULE. SHE NOR THE OWNER ARE AVAILABLE 10/28/2025. THEY CAN DO 10/30/2025 9AM-12NOON. AMY CONFIRMED AND WILL NOTIFY OWNER. ALISON

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:05PM. No response to knocking on gate.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

1.1 Living Room/Living Room Present
10/7/2025 RECEIVED EMAIL FROM OWNER TO MOVE TO END OF OCTOBER. WINDOWS THEY ORDERED WERE THE WRONG SIZE. WORK WILL BE COMPLETED BY THE 10TH. REQUEST END OF MONTH. SENT EMAIL AND ADVISED WE HAVE NO OPENINGS. WILL MOVE TO 11/3/2025 1PM-4PM. ALISON

8/20/2025 OWNER CALLED REQUEST FOR EXT. NEEDS MORE TIME. MOVED FROM 9/11/2025 TO 10/8/2025 1PM-4PM. WILL ADVISE TENANT. CALL PRIOR 510-660-3771 ALISON

11/3/2025 Tenant no show 1:00PM. No response too knocking on security gate. Picture taken.

8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector

1.1 Living Room/Living Room Present
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
washroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
entry way 1st floor smoke detector missing

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover, install

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases lower level and level 1 common area

1.1 Living Room/Living Room Present
CH-10-20-25 Pre call 30 min prior 510-541-4436

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- LIVING ROOM AND DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior dryer vent missing cover, install

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.8 Other Rooms/Floor Condition
Stretch carpet as it is bunched up in bedroom in multiple places

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove dry rotted storage shed in rear of unit

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- INSTALL GFCI outlets by bathroom sinks throughout unit

BATHROOM #3
- A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet across from front door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate right of patio door

8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door

8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace exceeds 10 year life span (2011)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sinks 1 & 2

8.1 General Health and Safety/Access to Unit
Install door sweep on rear door in garage.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detector, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by entry of garage door

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-9-24 to 10-21-25 owner having trouble finding screens for the house all out
CH-7-8-25 Pre call 30 min prior 510-376-5520 and 510-390-2318 tenant has doctor appt Make Last On Route

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
525 SOUTH 18th

9-22-25 No show no unit with that number took picture sent email
11-20-25 no show no unit with that number

2.7 Kitchen/Wall Condition
large crake in wall repair

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hall way smoke /CO detector missing

1.1 Living Room/Living Room Present
10/15/25- Spoke to tenant, she stated she was confused about the inspection. I let her know what it is for. She stated she is off Thurs and Fridays and i let her know i could re-schedule to another date thats not those and she stated she will c/b if needed. She wants to check with owner to see if they can be there instead. M.T

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr Co detector missing - repair

8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
tub peeling/chipping - resurface/repair/replace
3.12 Bathroom/Tub or Shower
wall next to tub damaged - repair
tub overflow plate missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob broken - repair/replace
2.12 Kitchen/Sink
tile on countertop next to sink chipped- repair
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.1 Bathroom/Bathroom Present
master bedroom toilet base loose
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show - 07/24 11:30 light blue white trim
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/24 11:49 light grey black trim
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/ items from around water heater

1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

5.3 Secondary Rooms/Electrical Hazards
fan in wash room inop /repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking water heater

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking water heater

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking/around water heater

8.1 General Health and Safety/Access to Unit
front door alarm system not working properly -repair

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage

1.1 Living Room/Living Room Present
no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items blocking /around water heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace damaged cover plate left of window

1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plate on back side of counter top missing, install.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 10/22/2025 owner needs more time
8/14/2025 Tenant no show 12:15pm. Grey house with white trim, could hear lady inside security the multiple times. Black Honda truck in driveway.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Install quick release for security bars or remove bars from window

5.2 Secondary Rooms/Security
Door leading to garage has damaged frame, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to rear yard due to loose dogs, yard must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in rear of complex in yard

8.7 General Health and Safety/Other Interior Hazards
Unable to locate CO2 detector in unit, locate or install.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet at entry has open grounds, repair

2. GFCI right side of sink has no power, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind shower control knob, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on center wall has hot/ neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace garage outlet
- something broken in lower receptacle
- outlet has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 10:25am. No response to knocking n security gate. Brown house with white trim. Picture taken

12/12/2025 Individual at residence states unit is not a rental and that they will take paperwork to show ownership to the City of Richmond.

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- Replace, exceeds 10 year life span

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks and peeling paint on dining room ceiling

6.3 Building Exterior/Condition of Roof and Gutters
Rear roof fascia dry rotted, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.3 Bathroom/Electrical Hazards
INSTALL GFCI PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span (2010)

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit
1. Rear screen door damaged, repair

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate under left window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink

3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi

2.10 Kitchen/Stove or Range with Oven
1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

6.4 Building Exterior/Condition of Exterior Surfaces
chipping paint front side and rear of unit. 75% of the building.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

1.8 Living Room/Floor Condition
Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace
2.10 Kitchen/Stove or Range with Oven
Clean excessive food splatter and grease off of stove (fire hazard)
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
2.3 Kitchen/Electrical Hazards
Replace missing light fixture cover
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration on outside and inside of toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
3.12 Bathroom/Tub or Shower
Clean heavy discoloration inside of shower enclosure
3.5 Bathroom/Window Condition
Clean discoloration on window and window seal
3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Tenant to clean and remove dead bugs from walls in laundry room/kitchen
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
1.1 Living Room/Living Room Present
JC-12-15-25 Spoke to the tenant and granted a final ext from 12/19 to 12/31. The repairs will be completed this week but not before 12/19. Advised final r/s.
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.

4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove

3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-12-15-25 Returned the owners vm. She indicated the patio door fail was not on the report she rcvd in OCT. Reviewed and determined that line item was missing from the report although noted by the inspector. Apologized and waived the $90 re-inspection fee.
CH-11-17-25 spk w LL r/s from 11-25-25 to 12-11-25 tenant will be out of town pre call 303-505-7742

4.4 Other Rooms/Security
1st floor bedroom patio door not locking properly - repair/replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged receptacle right of heater

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-710-1185 -JC 10/20

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show 2:00pm. Picture taken.

12/15/2025 Tenant no show 10:55am, picture submitted

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-3-25 Emailed with the owner (they requested a reschedule) r/s from 7/14 to 9/2. Emailed her the notices and advised her to notify the resident.
1.4 Living Room/Security
clear egress from blocking windows
2.4 Kitchen/Security
clear egress from blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear cabinets from blocking egress to water heater -
2.3 Kitchen/Electrical Hazards
GFCI outlet missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
leaking below handle connector - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release valve drain pipe missing - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
large crack on bathroom wall - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
pressure release value drain pipe missing - repair
water heater earthquake straps missing - repair
1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER 1 HOUR PRIOR TO ARRIVAL TO THE FIRST PROPERTY AT 510-206-6884 - LEAVE A VOICEMAIL IF NEEDED
10-8-25 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Upstairs bathroom cabinet door missing, replace.
3.6 Bathroom/Ceiling Condition
Bathroom fan screen loose, repair/replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector non operable in right side bedroom, repair.
8.6 General Health and Safety/Interior Stairs and Common Halls
Hole in walkway wall, repair.
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
8/13/25 No show 10:03 am green house, picture taken.

CH-8-13-25 owner call in pre call 510-323-5748
2.3 Kitchen/Electrical Hazards
kitchen GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower

caulking in tub badly worn - repair/replace/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet cover missing - repair/replace
3.5 Bathroom/Window Condition
window not staying open properly - repair/replace

3.6 Bathroom/Ceiling Condition
large amount of discoloration on ceiling - remove
1.1 Living Room/Living Room Present
CH-11-12-25 spk with LL r/s from 11-26-25 to 12-15-25 will be out of town
CH-8-13-25 owner call in pre call 510-323-5748
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI missing - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
back room smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water pressure release valve drain pipe missing - repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
1 HOUR PRE-CALL TO 415-794-5804 -JC 7/29
Tenant no show 5/19/2025 10:11 am upstairs center unit
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 tenant no show 11:36am. No response to knocking on door. Grey house with white trim. Husky in front window.

12/15/2025 Tenant no show 1:00pm, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door that leads directly to exterior of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair

2. Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
no show property management no access to unit
12-15-25 no show property management no access to unit
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.5 Other Rooms/Window Condition
clear egress blocking window
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect due to door being blocked clear items blocking door

1.1 Living Room/Living Room Present
no show property management no access to unit
1.4 Living Room/Security
patio screen damaged - repair/replace
3.7 Bathroom/Wall Condition
paint above around shower peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
microwave door handle missing - repair/replace
3.12 Bathroom/Tub or Shower
paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven
oven drawer damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
dryer knob missing - repair/replace
3.7 Bathroom/Wall Condition
paint peeling next to tub and peeing on ceiling above -repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway wall - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD.
Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
jc-12-16-25 Spoke to the tenants daughter (tenant is hospitalized) rescheduled the 12/22 inspection 1/22.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

patio lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.4 General Health and Safety/Garbage and Debris
Remove old window from yard
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 11:55am. Right side of duplex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
garage outlet on right wall missing cover plate, replace
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm

1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

1.1 Living Room/Living Room Present
CH-9-24-25 r/s from 10-7-25 to 10-24-25 owner is out of town on vacation

3.12 Bathroom/Tub or Shower

remove black discoloration and rust from tub.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear patio deck boards dry rotted, repair damaged boards

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable common area smoke detector, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable CO2 detector, it exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace smoke detector in lower level bedroom, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 exceeds 10 year life span, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present.

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- Replace, exceeds 10 year life span (2008)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around/blocking access to water heater
3.12 Bathroom/Tub or Shower
master bedroom tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing in hallway leading to garage
4.7 Other Rooms/Wall Condition
bedroom outlet cover damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector in hallway leading to garage missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle sticking - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI damaged /broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
4.5 Other Rooms/Window Condition
bedroom screen missing/off track - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit damaged/torn/worn - repair/replace
2.12 Kitchen/Sink
dishwasher leaking - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bathroom sink draining slowly - repair
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.7 General Health and Safety/Other Interior Hazards
clear egress /items in hallway leading to garage
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
clear egress/items from blocking door opening all the way to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover damaged - repair/replace
1.1 Living Room/Living Room Present
CALL 415-939-1829 OR 323-216-2231 UPON ARRIVAL
JC-12-17-25 Spoke to the owner and rescheduled the 12/18 inspection to 1/9 - the unit is currently vacant
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.
1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589
7/22/2025 Tenant no show. Owner present as two units scheduled today and he stated that he didnt get a notice for this unit. Picture taken.

9/17/2025 Tenant no show 11:57am. No response to knocking on door or doorbell. Picture taken.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
30 MIN pre call 510-910-0589
9-4-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors both bedrooms missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-12-17-25 Spoke to the mgr and rescheduled the 12/22 inspection 12/29 - tenant is not available. The manager wanted to move it to next month. Advised we cannot do that as the ordinance states the fails must be completed within 4 months of the original fail date.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.
4.4 Other Rooms/Security
Patio screen missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage
8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.
5.3 Secondary Rooms/Electrical Hazards
Outlet at garage entry missing cover plate, install

8.4 General Health and Safety/Garbage and Debris
Remove old water heater on side of unit
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair

2. Tenant to remove soiled foil on stove (fire hazard)
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access for inspection
4.4 Other Rooms/Security
Move furniture blocking access to door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from side of unit
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace/install
4.5 Other Rooms/Window Condition
Move furniture blocking access to quick release for security bars
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector has low audible alert, replace
1.1 Living Room/Living Room Present
CH-10-6-25 r/s from 10-10-25 to 10-27-25 owner not ready 510-962-2062
2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.6 Other Rooms/Celing Condition
Patch hole above window
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
Lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove bars

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from yard

1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install

4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install

4.5 Other Rooms/Window Condition
Move furniture blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet by sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet behind door

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean discoloration on ceiling

7.4 Heating and Plumbing/Water Heater
Install proper discharge line. Discharge line connects to coping that isnt secure. Discharge line must be copper, galvanized steel or cpvc

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Replace damaged receptacle underneath dining room window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Install striker plate on door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
Replace missing molding on interior side of garage door

3.3 Bathroom/Electrical Hazards
Install GFCI in 1/2 bathroom level 1

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Clear items (appliances) preventing garage door from opening as room is being used as a living quarter and that is the emergency exit

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage left of door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances and clutter in rear of unit in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2011)

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

4.7 Other Rooms/Wall Condition
Repair hole on wall underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink, level 1

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace missing light switch and outlet cover plates level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Declutter yard

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

1.8 Living Room/Floor Condition
carpeting tearing /worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
wall behind shower head peeling - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in bathroom loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Co detector missing / inop

3.12 Bathroom/Tub or Shower
paint behind shower head peeling - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

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clear egress/items around/blocking access to water heater

3.12 Bathroom/Tub or Shower
tub & shower tiles have discoloration - remove

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater

1.1 Living Room/Living Room Present
no show property management no access to unit

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace

1.4 Living Room/Security
patio door handle broken

2.10 Kitchen/Stove or Range with Oven
microwave oven not inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
door handle loose not secured - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
remove keypad lock from bedroom door must be a privacy lock
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector needed in garage / used for sleeping
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/blocking access to water heater
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
8.1 General Health and Safety/Access to Unit
clear egress/items blocking garage door from opening fully
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secured - repair
1.4 Living Room/Security
alarm not connected properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
2.12 Kitchen/Sink
Dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
fire place not working properly -repair
7.2 Heating and Plumbing/Safety of Heating Equipment
fire place inop -repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-12-18-25 Tenant called in and advised she has to work tomorrow. Rescheduled the inspection to 1/8 - advised her to alert the owner
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
1.1 Living Room/Living Room Present
30 min pre-call 510-388-0670
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Clear excessive amount of items in living room to allow access to outlets for inspection
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.4 Other Rooms/Security
Clear items stored behind door so it can open as designed.
4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down weeds and tall grass in rear yard
2.3 Kitchen/Electrical Hazards
Replace missing outlet cover plate right side of stove
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Rear security gate stuck and will not open, repair (fire exit)
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span. (2012)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
4.10 Other Rooms/Smoke Detectors
No smoke detector in right side bedroom, install.
2.12 Kitchen/Sink
Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Secure thermostat to wall
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-10-25 pre call 510-206-2686
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-10-28-25 LL call in wants pre call 510-367-4678
4.3 Other Rooms/Elecrtical Hazards
Replace missing light switch cover plate
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace, current smoke detector exceeds 10 year life span
- Common area level 2
6.4 Building Exterior/Condition of Exterior Surfaces
Front and rear exterior outlets inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Repair kitchen faucet, leaking while in use in rear.

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.3 Kitchen/Electrical Hazards
Kitchen light inoperable, repair
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout entire unit - damaged/ worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
1.1 Living Room/Living Room Present
7/28/25 Owner produced letter showing property on section 8 from CC County.
9-8-25 no show no entry allowed took picture sent email
11-2-25 no show took picture sent email
12/8/25 received proof of section 8

1.1 Living Room/Living Room Present
PLEASE CALL 30MIN PRIOR 510-367-4678
JC-12-19-25 Spoke to the tenant who advised the report is wrong because the smoke detector was installed but the outlets were not. Advised I would check with the inspector to update it if needed and send new notices, but ither way they have to return.

4.10 Other Rooms/Smoke Detectors
1st floor side room smoke detector missing

1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
JC-12-19-25 Emailed with the owner and rescheduled the 12/24 inspections to 1/21
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.5 Other Rooms/Window Condition
clear egress blocking window access

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress /items around/blocking water heater access

8.7 General Health and Safety/Other Interior Hazards
clear egress in front of patio door

1.1 Living Room/Living Room Present
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working

1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace

1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

3.12 Bathroom/Tub or Shower
Broken and and leaking faucet repair or replace

Remove Brown discoloration in tub

1.5 Living Room/Window Condition
Repair cracked window
3.5 Bathroom/Window Condition
Broken windows do not open like designed replace missing screens.
4.5 Other Rooms/Window Condition
Window don't open or close like designed broken handles repair and replace screen
1.1 Living Room/Living Room Present
call 510-691-4163 for access if needed
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.
1.5 Living Room/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 11:26am, Picture taken. Neighbor states tenant is never home.

8/27/2025 Tenant no show 10:53am, picture taken

10/30/2025 Tenant no show 1:15pm. No response to knocking on security gate. Picture taken.

12/19/2025 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:33pm, lower front unit. No response to knocking on door or ring camera. Picture taken

8/27/2025 Tenant no show 11:15am, owner present.

12/19/2025 Tennant no show 11:45am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaged receptacle right of sink
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet on right wall from entry across from window
4.4 Other Rooms/Security
Door knob missing on door, install
1.1 Living Room/Living Room Present
7/1/2025 Tenant no show 12:35pm. Center unit downstairs. Picture taken.

8/27/2025 Tenant no show 11:18am, owner present

12/19/2025 Tenant no show 11:50am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked/damaaged outlet in dining room underneath painting
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2
1.1 Living Room/Living Room Present
8/27/2025 Tenant no show 11:00am, owner present

12/19/2025 Tenant no show 11:53am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters level 1 & 2 inoperable, repair
1.1 Living Room/Living Room Present
10/30/2025 Tenant no show, owner present but has no key for entry. Picture taken.
2.10 Kitchen/Stove or Range with Oven
Glass stove top damaged, repair or replace
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Install GFCI outlet in bathroom
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:17am, lower left unit. Small dog barking inside of unit. PICTURE TAKEN

10/30/2025 Tennant no show 11:15am. No response to doorbell or knocking on door. Dog barking inside of unit
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear door missing striker plate for deadbolt on door frame, install
1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 10:20am, lower right unit of complex. Picture taken

8/29/2025 Tenant NO SHOW 1:00pm
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-9-4-25 r/s from 9-8-25 to 10-30-25 LL states need more time for repairs
30-minute pre-call 510-338-2979 (owner has multiple properties)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.6 Other Rooms/Celing Condition
Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling upstairs rear center bedroom
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

11/3/2025 Tenant no show 10:15am, picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing vent screens
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clean discoloration on window/window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detectors both inoperable, replace

2- Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
11/3/2025 Tenant no show 11:05am, picture taken

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink

Repair hole on wall above stove where old vent was attached
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

Install screen on patio door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
Install unit number "227" on front door
8.7 General Health and Safety/Other Interior Hazards
Install C02 detector in unit, gas appliances present in unit
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year life span.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing by rear door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear deck light inoperable , repair
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall

2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room smoke detector and carbon monoxide detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1.6 Living Room/Ceiling Condition
Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

3.12 Bathroom/Tub or Shower
Repair rust around drain

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

Thermostat has no display

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-7-9-25 Spoke to the owner and r/s the 7/30 inspection to 723 she will alert the tenants of the date change.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

3.5 Bathroom/Window Condition
Window screen torn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
hallway shower handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing -repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-233-2072 -JC 10/28
09/08/25- Spoke to owner, she claimed we inspected this unit last year. I advised her that our records show we last went on April 2023. She stated she will speak to her tenant and call us back if needed. M.T

2.10	Kitchen/Stove or Range with Oven burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower master bed shower H/C handle not secure - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters back of house gutters need to be cleaned out - repair/replace
1.1	Living Room/Living Room Present 12-19-25 no show tenant was sick
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom faucet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.1	General Health and Safety/Access to Unit garage door not closing properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway smoke inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
8.1	General Health and Safety/Access to Unit remove dead bolt from back door exit clear egress blocking exit door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing/inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.3	Other Rooms/Elecrtical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage used as bedroom needs a smoke detector
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress around /blocking access to water heater
8.7	General Health and Safety/Other Interior Hazards living room CO detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit both toilet bases are loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop -replace
4.4	Other Rooms/Security clear egress from blocking bedroom window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light switch not working properly has short - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress/items blocking access to washroom door
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace - safety hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
8.4 General Health and Safety/Garbage and Debris
clear walkway on side of house of egress/items
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amounts of overgrowth cut/remove
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
2.10 Kitchen/Stove or Range with Oven
hood range light/fan cover not properly secure - reapir/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
top of heater not properly secured - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
no visible address on front of house
8.7 General Health and Safety/Other Interior Hazards
Co detector inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
back yard patio flooring damaged badly - safety hazard - repair
6.3 Building Exterior/Condition of Roof and Gutters
gutters in front of house damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
remove lock - unable to access water heater
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit - worn/torn/lips - repair/replace
2.12 Kitchen/Sink
caulking behind sink wall caulking badly worn - recaulk/repair
sink chipping - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.6 Kitchen/Ceiling Condition
dining room ceiling peeling badly - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI out let missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
living room Co detector missing

4.10 Other Rooms/Smoke Detectors
room in garage used for sleeping missing smoke detector
4.4 Other Rooms/Security
remove key door lock on garage door been used for room
6.3 Building Exterior/Condition of Roof and Gutters
gutters damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking entry way to bedroom door
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd floor hallway missing/inop smoke/Co detector
1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.
2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.
8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
-replace cracked receptacle by kitchen entrance

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.5 Other Rooms/Window Condition

11/4/2025 Move furniture blocking access to only window (fire exit) in room
1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

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06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/4/2025 Tenant no show 2:35pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working properly.

8.1 General Health and Safety/Access to Unit
Porch light inoperable, repair.
9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

1.1 Living Room/Living Room Present
9/4/2025 Tenant no show 11:54am. No response to knocking on security gate or doorbell.
11/4/2025 Tennant no show 11:00am, no response to doorbell or knocking on gate. Picture sent.

1.3 Living Room/Electrical Hazards
Outlets have open grounds, repair

Outlet by stairs has cracked receptacle, replace

1.5 Living Room/Window Condition
Window screen torn, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle by entrance

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
CO2 detector level 1 inoperable, replace

Install common area smoke detector level 2

Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan

8.1 General Health and Safety/Access to Unit
Repair opening on rear security gate (cutting hazard)

1.1 Living Room/Living Room Present
Tenant no show 7/11/2025 2:35pm

9/10/2025 Tenant no show 3:00pm, minor only person present at residence. Yellow house with white trim. Picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
06/30/25- Owner called in requesting to re-schedule all the units on 3640 Chancellor due to tenants not being cooperative with the inspection dates. Per Jennifer, we are granting him one last re-schedule and i provided 3 dates for him to get his tenants to agree on. (08/11- 1-4pm, 08/26- 9am-12pm or 08/27- 9am-12pm). Advised owner to call us BY NOON in order to re-schedule the units. M.T

1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair sa drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
backdoor not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing

2.10 Kitchen/Stove or Range with Oven
hood range fan screen cover need replacing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway sink not working properly

3.3 Bathroom/Electrical Hazards
rear bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
CH-10-28-25 pre call 510-910-0589

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot handle not working properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet on right side of sink not resetting - repair/replace

1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock

1.1 Living Room/Living Room Present
Tenant no show 6/30/2025 1:50pm, right side unit of duplex. Picture taken
No show took picture sent email 9-2-25

1.8 Living Room/Floor Condition
carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace

3.12 Bathroom/Tub or Shower
tub has corrosion - resurface/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
heater control missing - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-776-2342 JC 10/29/25
Tenant refusal of entry 6/30/2025 2:00pm. Tenant states they have not been notified of ny inspection, no phone number listed for owner to call. Brown house with white trim. Picture taken
9-2-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
front security gate latch not locking properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress from bottom of stairs
8.7 General Health and Safety/Other Interior Hazards
2nd floor co detector missing
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
2.10 Kitchen/Stove or Range with Oven
1- Exterior of stove has rust and peeling paint, repair

2- Burners not self lighting, repair

3- Range hood heavily soiled with rust and peeling paint, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
4.7 Other Rooms/Wall Condition
Clean discoloration on bedroom walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
4.4 Other Rooms/Security
holes in bedroom door - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
all 4 water heaters missing bottom earthquake strap - repair/replace
1.1 Living Room/Living Room Present
8/25/25 No show 2:14 p.m. green house.

7/9/25 talked to tenants son, stated no notice of inspection. His parents were not home.
10-31-25 no show took picture sent email
12-22-25 no show took picture sent email
1.1 Living Room/Living Room Present
NO PHYSICAL ADDRESS FOR 41 37TH STREET. CALLED OUTSOURCE IT AND THEY WERE UNABLE TO FIND PHYSICAL ADDRES ONLINE ON MAP SYSTEM

10-31-25 no show no address found sent email
12-22-25 no show no address found sent email
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 bad address
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.1 Living Room/Living Room Present
JC-12-23-25 Spoke to the owner and rescheduled from 12/23 to 1/22 - the tenant is out of town.
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
broken shower faucet repair or replace.
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector

1.1 Living Room/Living Room Present
30 min pre-call (508) 208-9298
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
faucet spout missing - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amounts of overgrowth - cut/remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.2 Secondary Rooms/Security
Laundry room window screen missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

7.4 Heating and Plumbing/Water Heater
Clear items surrounding hot water heater in designated storage closet

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door in laundry room (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH9-8-25 r/s from 10-28-25 to 11-5-25 owner will be out of the country pre call 510-367-0491

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover

1.1 Living Room/Living Room Present
8/9/2025 Tenant no show 1:53pm, knocked on security gate and got no reply.

11/6/2025 Tenant no show 11:30am. Picture submitted.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-9-17-25 r/s from 10-24-25 to 11-6-25 owner will be out of time pre call 415-439-3982

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind couch
2- replace cracked receptacle on left wall leading to hallwayy

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles on left and right side of sink

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
1- replace cracked outlet behind door
2- replace cracked outlet right of window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear exterior outlet

1.1 Living Room/Living Room Present
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector, base still present in hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-385-1242
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector on 1st floor
1.1 Living Room/Living Room Present
Tenant no show 7/10/2025 12:30pm Downstairs unit in rear. Picture taken.

8/9/2025 tenant no show 1:29pm, no response to knocking on door multiple times. Electric car being charged by exterior outlet at time inspector was at unit. Picture taken.

11/6/2025 Tennant no show 1:06pm. No response to knocking on door. Picture submitted

12/23/2025 Tenant no show 11:52am, picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
30 min pre-call 510-326-0606 -JC 11/7
9/10/2025 Tennant no show 10:38am, left side unit at duplex. Picture taken.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM
4.4 Other Rooms/Security
1. Remove latch lock from exterior of bedroom door

2. remove keyed entry lock on closet door
4.5 Other Rooms/Window Condition
Repair damaged interior window seal on left window

- TENANT to clean discoloration on windows
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has no power, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Repair large cracks on left front of complex.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove key locks from hall closet door and hot water heater closet in hallway
1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:20am. Person at residence refused entry for inspection. Picture taken.

9/17/2025 Tenant no show 10:15am, picture taken

11/6/2025 Person at residence stated that were not aware of inspection @ 12:45pm. No entry. Picture submitted.

12/23/2025 Tenant no show 1:00pm, no response from knocking on door or two doorbells. Picture submitted
1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 10:25am. Yellow house with white trim, Ring camera present. NO RESPONSE. Picture taken.

11/6/2025 Tenant no show, no response to exterior ring camera 12:45pm. Picture submitted.

12/23/2025 Tenant no show 1:05pm, no response to ring camera. Picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to walls, large opening with copper pipes exposed.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Garage window screen missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Repair/replace damaged exterior dryer vent screen/cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

1.1 Living Room/Living Room Present
No show sent email
7/24/2025 Tenant no show 1:38PM, picture taken.

9/19/2025 Tenant no show 1:25pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair leak at bottom of faucet base

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
12-13-25 Spoke to the owner and granted a FINAL ext from 12/29 to 1/30 (repairs not done) advised final
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
-severe roach infestation in kitchen

8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
CH-10-28-25 call to gain access 510-235-2773
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit
1.1 Living Room/Living Room Present
30 min pre-call to 510-334-5462 or 510-847-1269
JC-12-23-25 Spoke to the owner and rescheduled the 1/8 inspection to 1/30. He needs more time for repairs (10 units).
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 11/3
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - recaulk/repair
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am
4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
7/22/2025 No direct access to unit, front security gate locked preventing access. No phone number listed for owner. Went to store attached o unit and clerk has no access to building. Yellow building with green door. Picture taken.

9/18/2025 No access to unit, front security gate locked. No phone number listed.

11/12/2025 No access to unit as front gate leading to doors is locked. Picture submitted. 1:40pm

12/24/2025 NO ACCESS TO UNITS, front security gate is locked and no number listed for tenant or owner
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:35am, picture submitted.
8.1 General Health and Safety/Access to Unit
refused at door- did not receive notice of inspections.
1.1 Living Room/Living Room Present
7/18/2025 Unable to locate unit. Drove down private road off of Castro Ranch and located unit 1255, did not see 1245. Called number listed on drive sheet for confirmation, no answer or call back.

9/16/2025 Physical address does not exist. Looked online and it doesnt come up on Zillow nor Redfin. OutSource unable to locate records of previous inspections or site online. Area is a closed private road off of Castro Ranch Rd.

11/12/2025 Physical address doest exist. Number for owner is not in service. `

12/24/2025 Physical address doesnt exist, number listed is inoperable

1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 12:24pm. No response to knocking on door or ringing doorbell. Dogs barking inside of unit, beige house with brown trim.

9/16/2025 Tenant no show 12:00pm

11/12/2025 Tenant no show 12:45pm. No response to doorbell or knocking on door. Dog inside of unit barking. Picture submitted.

12/24/2025 Tenant no show 12:40pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 7/18/2025 9:43am. Beige house with brown trim. No response to knocking on door or doorbell.

9/16/2025 Tenant no show 9:27am. No response to knocking on door or doorbell, picture taken.

11/12/2025 Tenant no show 12:15pm. No response to knocking on door or doorbell. Picture submitted.

12/24/2025 Tenant no show 1:05pm
1.1 Living Room/Living Room Present
CH-9-17-25 need to be there before 1:00pm has doctor appt gated area code 754
9-25-25 No show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater
8.1 General Health and Safety/Access to Unit
no show - 7/31 11:01 brown white trim.
1.1 Living Room/Living Room Present
CH-10-29-25 call 30 prior 510-374-8653
9/30/2025 OWNER CALLED STATED TENANT N/A. GAVE DATES THAT THEY ARE AVAILABLE 10/31 AND 11/4 BOTH DATES ARE FULL. I GAVE 11/14/2025 9AM-12NOON. HE TOOK IT BUT IF THAT DATE DOESNT WORK, HE WILL CALL BACK. ALISON
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlets in bathrooms.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles in room
1. Left of window
2. Right of window
8.7 General Health and Safety/Other Interior Hazards
1. Remove old smoke detectors in common area hallways levels 1 & 2

2. Replace damaged outlet by patio door
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-13-25 no show took picture sent email

12/24/2025 Tenant no show 11:23am, picture submitted
8.1 General Health and Safety/Access to Unit
no show- 7/31 10:11 light brown house
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Secure window screen

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

8.7 General Health and Safety/Other Interior Hazards
Hall light switch cover missing, replace

1.1 Living Room/Living Room Present
Tenant no show 7/21/2025 10:00am. Tenant at residence not aware of inspection. Spoke with owner over the phone and she states she was also unaware of scheduled inspection.

9/12/2025 Person at residence not aware of inspection and refused entry. Picture taken. 1:00pm

11/10/2025 Tenant no show 10:15am. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:00am, no response to knocking on door or doorbell. Picture submitted
1.1 Living Room/Living Room Present
7/21/2-25 Tenant no show 10:35am. Blue house with blue trim. Spoke with tenant via ring camera, unaware of todays inspection. Picture taken.

9/12/2025 Person at residence not aware of inspection, stated he was the son and not the primary to grant access. Picture taken 1:08pm

11/10/2025 Tenant no show 10:45am, no response to ring camera or knocking on door. Brown Mercedes Benz in driveway. Picture submitted.

12/26/2025 Tenant not aware of scheduled inspection and didnt allow entry 10:45am
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 11:55am. Blue house with white trim. Beware of dog sign on gate, dog present behind front gate. Picture taken.

9/12/2025 Tenant no show 9:52am. No response to knocking on door or doorbell. Dog barking inside of unit. Picture taken.

12/26/2025 Tenant no show/ no access 10:45. Front security gate leading to unit locked. Picture submitted
8.1 General Health and Safety/Access to Unit
Rear security gate deadbolt turning lock damaged, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tree branches that are leaning against rear of house
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
1.1 Living Room/Living Room Present
Tenant no show 7/14/2025 12:00pm. Yellow house with white trim. Picture taken.

9/12/2025 Tenant no show 9:45am, no response to knocking on front security door
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle located by refrigerator
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine in garage
8.4 General Health and Safety/Garbage and Debris
Remove old fencing from yard
1.1 Living Room/Living Room Present
09/12/25- Inspector called in this morning to advise that the owner was very upset when he attempted to give them the pre-call however owner responded in a aggressive tone stating she did not authorize an inspection and will not allow the inspector in. M.T

30 MINUTE PRE-CALL TO THE OWNER 510-932-9696 or 510-621-3817 as a back up

JC-7-17-25 The inspector determined there is an in-law unit at the property (2 different sets of tenants) but there is only one meter, and one mailbox. The tenants are splitting utility costs.
6/5/2025 Tenant called in to reschedule. Will be out of town the week of 7/17/2025. Ok to move up to an earlier date. Moved from 7/17/2025 to 6/17/2025. Tenant confirmed. Alison

* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington Ave B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
* There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (6111 Huntington B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.

1.1 Living Room/Living Room Present
9/12/2025 Tenant no show, picture taken 1:30pm

12/26/2025 Tenant no show 11:34am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.

1.1 Living Room/Living Room Present
7/18/2025 1:15pm. No access to unit as it located in secured neighborhood. No access as front security gate locked.

9/12/2025 Tenant no show 1:40pm. Picture taken. No response to knocking on door or ring camera

11/10/2025 Tenant no show 12:25pm, no response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 11:43am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:05pm. Picture taken of unit @ Marina Bay North

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:00pm, no response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

1.1 Living Room/Living Room Present
7/21/2025 Tenant no show 1:10pm. Picture taken of unit @ Marina Bay North. Number listed is for property manager whom states they dont oversee this unit.

9/17/2025 NO ACCESS TO UNIT. SECURED BUILDING, CALL BOX HAS TENANTS NAMES AND NOT UNIT NUMBERS. THIS INFORMATION IS NOT PROVIDED. Picture taken

11/10/2025 Tenant no show 1:05pm. No response to knocking on front door or doorbell. Picture submitted.

12/26/2025 Tennant no show/ no access. Locked security gate at complex, picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in sink, located in front bedroom

1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, no response to doorbell or knocking. Picture taken. 1:35pm

12/26/2025 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items to allow access to window for inspection

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
7/22/2025 2:15pm Tenant refused entry. Husband states his wife is inside working and they cant not be disturbed while she works. Right side of duplex. Picture taken.

9/17/2025 Tenant refused entry, says his wife is upstairs in unit and has some type of medical profession that has clients inside that cant be disturbed. Picture taken.

11/14/2025 Tenant no show 1:15pm. No response to knocking on door or doorbell. Picture submitted.

12/26/2025 Tenant no show 1:05, unit is VACANT. Picture submitted

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

1.1 Living Room/Living Room Present
7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.13 Kitchen/Space for Storage, Prep and Serving
countertop peeling badly - repair/replace

1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today)
10-29-25 no show no access to unit took picture sent email

1.4 Living Room/Security
patio door handle broken/damaged

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing

1.1 Living Room/Living Room Present
8/25/25 No access 11:29 am tenant would not allow access was not prepared for inspection. White house, picture taken

1.1 Living Room/Living Room Present
8/25/25 No show 11:28 am white house picture taken.

1.1 Living Room/Living Room Present
8/25/25 No access, 1:55 pm, white house. Tenant wasnt
aware of reinspection. Non English speaking
12-23-25 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
8/25/25 No access 1:35 pm, tenant was not aware of inspection, picture taken.
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
Install handrail on front stairs, 4 or more stairs present.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/25/25 No access, gate locked 1:01 pm, picture taken turquoise house.

05/02/25- Owner left a voicemail late yesterday afternoon wanting to re-schedule todays inspection due to tenant being out of town. I tried calling today before the inspection time frame and was not able to reach her. M.T
10-31-25 no show took picture sent email
12-23-25 no show took picture sent email

1.2 Living Room/Electricity
NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS

2.2 Kitchen/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.2 Bathroom/Electricty
Interrupted electric service is an emergency fail item and must be corrected immediately.

3.4 Bathroom/Security
Remove keyed entry lock

4.2 Other Rooms/Electricity/Illumination
Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window missing cover plate, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install knob on rear security gate

1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show rear upstairs unit on right. Dog barking inside of unit. Picture taken

TENANT NO SHOW 6/23/2025 1:15pm. Owner present, front door open behind screen door with loose dog barking inside of unit. No response to knocking on door, doorbell or owner calling tenant. Picture taken.

3.12 Bathroom/Tub or Shower
caulking in tub & shower area badly worn / discolored - remove - recaulk - repair

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.1 General Health and Safety/Access to Unit
garage backdoor not closing securely - repair/replace
door striker plate missing as well - repair/replace
1.1 Living Room/Living Room Present
Tenant no show 5/12/2025 12:15pm, rear left unit. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-7-25 Spoke to the owner who advised she is dealing with a death in the family and financial hurdles. R/S the 7/23 inspection to 9/2
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 2

Install common area smoke detector level 1
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable. repair or replace
1.1 Living Room/Living Room Present
9-8-25 no show under renovation took picture sent email
11-3-25 no show owner stated unit is under renovation still
12-23-25 no show took picture sent email under renovation
8.1 General Health and Safety/Access to Unit
Vacant unit - unit is being remodeled could not inspect.
1.1 Living Room/Living Room Present
7/16/25 No show 9:40 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 No show 9:57 am
9-9-25 show took picture sent email
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
7/16/25 no show 9:54 am
11-2-25 no show took picture sent email
12-23-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.12 Bathroom/Tub or Shower
caulking inside around tub very badly discolored - recaulk-repair-replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing - repair/replace
4.5 Other Rooms/Window Condition
window screen missing - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke detector missing -repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not working properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Install door knob on door, door knob not present on bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
Repair cracks on hallway ceiling

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, severely rusted with peeling paint

2.12 Kitchen/Sink
Secure kitchen faucet to sink base

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
-outlet on center wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-12-29-25 Rep for the owner reached out and advised the owner is out of the country. R/S the 12/30 inspections to 1/30
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door

1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
JC-12-29-25 Owner called in and requested an extension. R/S FROM 1/6 TO 1/30
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms - inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
CH-10-8-25 r/s from 10-17-25 to 11-4-25 owner states repairs not done
11-4-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove, unable to test
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
4.4 Other Rooms/Security
Install striker plates on door frame
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls
Rear common area smoke detector/carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
9-4-25 no show spoke with owner they stated they werent notified
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show no access to property took picture sent email
12-29-25 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 06/10/2025 locked security gate could not enter inside of gate.
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
no show- 06/10/2025
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-4-25 no show took picture sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens
2.5 Kitchen/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
1.1 Living Room/Living Room Present
12/30/25- Spoke to owner rep. She stated owner is in process of selling unit. Advised of proof needed. M.T
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.1 General Health and Safety/Access to Unit
refused - tenant was not aware of inspection
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke & Co detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 3 large dogs locked behind gate could not enter property.
1.1 Living Room/Living Room Present
front door security screen not closing/locking properly - repair/replace
12-29-25 no show took picture sent email
1.5 Living Room/Window Condition
far right window not staying open on its own - repair/replace
living room screens missing - repair/replace
2.1 Kitchen/Kitchen Area Present
all burners must self ignite
3.1 Bathroom/Bathroom Present
caulking inside around tub very badly worn/discolored - repair/recaulk/replace
8.1 General Health and Safety/Access to Unit
no show - red trim white house. 7/21
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door - 07/22/ tenant did not speak English
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant do not speak english
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
replace CO detector
1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 no show took picture sent email
1.4 Living Room/Security
replace weather strip
2.12 Kitchen/Sink
leaking faucet repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylocks
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and back of unit
1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email

No show- 11/06/2025 10:53 gate locked could not enter property.
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
living room smoke inop
1.1 Living Room/Living Room Present
8/11/2025 Inodvidual at residence was very upset and refused entry for inspection. Explained what the inspection was for and that there shouldve been a notice in the mail prior. Lady was not interested in inspection and slammed front door. Picture taken.

9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:13

1.1 Living Room/Living Room Present
8/11/2025 NO direct access to unit at "Marina Bay". No response from callbox at 1:25pm. Locked security gate closed. Picture taken.
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 11/06/2025 11:20
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22/2025

no show- 11/06/2025 10:53
1.1 Living Room/Living Room Present
9-11-25 no show sent email
12-29-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/22 light brown brown trim

no show- 11/06/2025 10:36
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-1-12-26 O called. Unit is currently vacant and undergoing reno. Granted a final EXT from 1/22 to 4/27 (prior tenant would not allow access for repairs to be completed)
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
Tenant no show 4/14/2025 9:45am, no access to unit as security gate locked. Blue Infiniti locked behind gate in driveway Picture taken and attached to inspectors daily inspection email
12-18-25 no show sent email camera wasnt working
1.3 Living Room/Electrical Hazards
light switch cover next to door missing - repair/replace
1.6 Living Room/Ceiling Condition
very large crack in ceiling -repair
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms not working/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/common area smoke detector missing - repair /replace

1.1 Living Room/Living Room Present
12/30/25- Owner requested to re-schedule isnp on 01/23 again due to needing time to complete repairs. I advised that the units have an open insp record since 09/02s failed insp therefore we cant re-schedule bc it would be over the four months. M.T
JC-6-4-25 Spoke to the owner who requested a reschedule due to medical and financial issues. R/S from 6/11 to 7/23
Tenant no show 4/14/2025 10:39am, yellow house with brown trim. Picture taken and attached to inspectors daily schedule email
12-18-25 no show sent email camera wasnt working

1.5 Living Room/Window Condition
window screen damaged - repair/replace

1.6 Living Room/Ceiling Condition
large crack in ceiling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
bedroom window lock broken as well as screen missing/damaged - repair/replace

1.1 Living Room/Living Room Present
7/23/25 No show 11:34 am, grey house, picture taken.
9-15-25 No show took picture sent email
No Show-11/07/2025 10:05 grey house white trim

12/29/2025 Tenant no show 2:37PM, PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
7/23/25 No show 12:08 pm, grey and beige house, picture taken,

No Show-11/07/2025 9:43
12/29/2025 Tenant no show 3:20pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose repair/replace
tub diverter not working properly -repair/repalce

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd floor Co2 detector not working properly -repair/replace
2nd floor smoke detector damaged - repair/replace

1.1 Living Room/Living Room Present
Owner to send proof that her mother lives there (the owner we have listed passed away in 2023. The daughter now owns the property)
7/23/25 No access, tenant now owns property no knowledge of any inspections.
9-15-25 No show took picture sent email

no show- 11/07/2025 9:00 could not locate unit due to address not being complete out source could not give me information and called tenant no answer

12/29/2025 Tenant refused entry as she states her daughter owns home. gave her the information on how to get property removed from database if thats the case. Tenant to follow up with City of Richmond

1.1 Living Room/Living Room Present
7/23/25 No show 9:39 am. Beige house.
9-15-25 No show took picture sent email

refused at door -11/07/2025 tenant doesnt speak English and was not aware of inspection.

12/29/2025 Tenant no show 2:50pm. Neighbor states unit is vacant. Picture submitted

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet water pressure low in downstairs bathroom, repair.

4.5 Other Rooms/Window Condition
Missing screen on bedroom 2, install.

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email
paperwork is backwards with 725 36th
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing CO detector.
2.12 Kitchen/Sink
faucet missing - sink not working properly - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:45 green light green house.

12/29/2025 Tenantno show 2:08pm, picture submitted
8.1 General Health and Safety/Access to Unit
no show 07/24 11:15 green house gold trim
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
2.11 Kitchen/Refrigerator
Secure refrigerator door gasket to door
8.1 General Health and Safety/Access to Unit
refused at door- 07/24 tenant stated that this inspection was rescheduled prior.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
1.4 Living Room/Security
Install striker plate on door frame, missing
1.1 Living Room/Living Room Present
CH-7-11-25 tenant states the unit is rat and mice infestation T 510-697-6817

no show- 11/07/2025 1:05 brown apt. building

12/29/2025 Tenant no show 1:45pm, picture submitted.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.3 General Health and Safety/Evidence of Infestation
evidence of rat infestation professional extermination is required
8.6 General Health and Safety/Interior Stairs and Common Halls
soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.7 General Health and Safety/Other Interior Hazards
replace missing CO and smoke detector
8.8 General Health and Safety/Elevators
non working elevator repair or replace
1.1 Living Room/Living Room Present
8/14/2025 Tenant no show 1:50pm, left unit at triplex

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room for inspection
4.5 Other Rooms/Window Condition
No access to window, tenant to clear personal items to allow access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items being stored in front of heater
8.2 General Health and Safety/Exits
Tenant to clear items in unit to allow access to windows and door exits
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
1.1 Living Room/Living Room Present
CH-10-1-25 r/s from 10-8-25 to 11-13-25 owner needs more time to do repairs pre call 707-333-3210
8.4 General Health and Safety/Garbage and Debris
REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.
1.1 Living Room/Living Room Present
11/13/2025 Tenant no show 1:05pm. No response to knocking on door or doorbell. Large dogs in front window barking. Picture submitted.
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Install transition strip at entry of room
5.2 Secondary Rooms/Security
Remove keyed entry lock on garage door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
11/4/24 no access, not notified of inspection

10/8 Talked to tenant son no one at home over 18 years old need to reschedule.
2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:00am. Downstairs left unit, ring camera present.

9/22/2025 Tenant no show 2:11pm. No response to ring camera or knocking on front door. Picture taken

11/17/2025 Tenant no show 11:40am. Picture submitted

12/29/2025 Tenant no show 1:25pm, picture submitted
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

KITCHEN & DINING ROOM
1.1 Living Room/Living Room Present
8/6/2025 Tenat refused entry 10:05am, tenant doesnt speak english. Upstairs left unit. Picture taken.
3.6 Bathroom/Ceiling Condition

2- Tenant to clean discoloration on ceiling above shower
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 10:05am, downstairs unit on right side. Ring camera present. Picture taken.

9/22/2025 Tenant no show 2:15pm, no response to ring camera or knocking on door

11/17/2025 Tennant no show 11:40am, picture submitted.

12/29/2025 Tenant no show 1:27pm, picture submitted
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am ring camera, doorbell on right doors. Picture taken and submitted.

12/29/2025 Tenant no show/ no access 11:54am. No direct access to tenants door as shared common door leading to unit locked. No response from doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply
Settlement coming out of bathroom sink when inn use, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on front door
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear storage shed in rear of complex has large holes/openings. Repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle by bathroom sink level 1
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
8.1 General Health and Safety/Access to Unit
Secure patio screen door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle left of window
4.5 Other Rooms/Window Condition
Clean black discoloration from window and window seal
1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted
1.1 Living Room/Living Room Present
CH-8-29-25 pre call 510-334-2386
No-show 10:59 AM White House green trim

6/23/25 cancelled status removed as there were NO notes showing why it was cancelled. Per email from owner, this is a vacant property TEMPORARILY while repairs are done. Rescheduled from 7/1/25 to 8/15/25. depending on status of repairs, may be extended one more time.

8/15/2025 Tenant no show 11:22am. White house with green trim, no response from knocking on security gate nor doorbell.

10/14/2025 Tenant no show 11:15am, no response to doorbell or knocking on security gate. Picture taken.

12/29/2025 Tenant no show 10:20am, no response from pre call number. Picture submitted.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
Repair damaged flooring
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Window cranks missing, replace
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.4 Other Rooms/Security
Secure door knobs to door
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
7/22/2025 Tenant no show 11:00am. Upstairs unit of duplex. No response from ring camera or knocking on door. Picture taken.

12.30.2025 Tenant no show, no response to ring camera or knocking on door. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Front Right burner not self lighting, repair
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am right side doorbell on left doors. Picture taken and submitted

9/22/2025 Tenant no show, picture taken.

11/18/2025 Tenant no show 10:40am, picture submitted.

12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am.
ADDRESS IS 406 WASHINGTON #D

11/18/2025 Tenant no show 10:42am, picture submitted

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:05pm. Right side of complex
2.12 Kitchen/Sink
Heavy discoloration, resurface sink
8.1 General Health and Safety/Access to Unit
Clear personal items blocking rear door (fire exit)
1.1 Living Room/Living Room Present
7/31/2025 Tenant no show 10:15am left side doorbell on left doors. Picture taken and submitted

9/22/2025 Spoke with tenant at front door whom refused entry for inspection. Stated ID badge and schedule wasnt sufficient credentials to enter his unit. Picture taken.

11/18/2025 Tenant no show 10:45am, picture submitted.

12/30/2025 12/30/20265 No access to unit as front door leading to unit locked, no response from doorbell. Picture submitted 1:00pm
1.1 Living Room/Living Room Present
JC-6-5-25 Spoke to the mgr and r/s the 7/17 inspections to 7/21 - they are not available. Mailed new notices to T and O.

7/31/2025 10:00am No access to unit, able to enter complex on lower level through garage. Unable to get access to units from lower level. Callbox in from tof unit inoperable. Picture taken.

9/22/2025 Tenant no show 10:00am. Picture taken.

12/30/2025 Tenant no show, no response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

Range hood vent screen missing, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove
4.4 Other Rooms/Security
Remove latch lock from exterior of bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.
7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall
3.12 Bathroom/Tub or Shower
Resurface tub
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is vacant and needs major renovation. Stated that he will follow up with City as unit is vacant and not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/28/25 proof of family occupancy received
09/12/25- PM called in stating that his two units (A & B) are being inspected on 09/18 but A is vacant and B is occupied by him. He is the son of the Legal owner. I advised him of the family exemption, and he stated he will send in a statement addressing such. He did also state that unit C in that property is the only rental at the moment. I advised him to also include that info in the email so we can process that and inspect unit C from now on. M.T

7/22/2025 Owner representative Sanford Chan stated that unit is not ready for inspection as it is owner occupied. Stated that he will follow up with City as unit is not being used as a rental. Picture taken.

11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
12/30/25 received proof of property sale

10/23/2025 Tenant no show 10:00am. No response to knocking go n door or doorbell @ Metro Walk. Picture taken.

12/12/2025 Tenant no show 1:33pm, picture submitted.
1.1 Living Room/Living Room Present
9-9-25 show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in back bedroom, install.
8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in hallway, install.

1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and co detector on 1st and 2nd floor
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
tenant stated that they owned house not renting
12-30-25 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 could not enter property locked gate.
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 11:10 gate locked couldnt enter property grey house white trim
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 11:10 gate locked couldnt enter property
1.1 Living Room/Living Room Present
11-5-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
no show-07/17/2025 1:30 light brown house
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant wasnt aware of inspection
1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email
1.5 Living Room/Window Condition
replace missing screen

cracked frame around window causing leak and water damage. Repair or replace
4.4 Other Rooms/Security
remove key lock
4.3 Other Rooms/Elecrtical Hazards
replace cracked outlet cover plate
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
1.1 Living Room/Living Room Present
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 1:45

1.1 Living Room/Living Room Present
9-10-25 no show took picture sent email
11-5-25 No show took picture sent email
12-30-25 No show took picture sent email

8.1 General Health and Safety/Access to Unit
no show-07/1/2025 2:00

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
11-14-25 no show took picture sent email

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Safety strap damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
07/30/25- Spoke to owner, due to garbage strike she has not been able to do any Maintenace work into her unit. She is also out of town and requested a re-schedule from her inspection on 07/31. Re-scheduled to 09/16. Owner agreed. M.T

9-16-25 unable to do inspection due to owners and tenant making it difficult to do my inspection as not allowing me to move freely around to conduct inspection as needed crowding my every move . At a point that i didnt feel comfortable with continuing to conduct inspection . made the owner and tenant the I would not be able to conduct the inspection due to that. different inspector will need to conduct inspection

3.1 Bathroom/Bathroom Present
cracking and peeling paint. replace or resurface.

3.12 Bathroom/Tub or Shower
cracking and peeling inside tub. replace or resurface tub

4.4 Other Rooms/Security
remove keylock

6.3 Building Exterior/Condition of Roof and Gutters
hole in gutters repair or replace.

8.7 General Health and Safety/Other Interior Hazards
clutter throughout unit, causing egress problems.

1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
install CO detector

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like design. repair or replace

4.4 Other Rooms/Security
remove key lock

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.
8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard
8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.
1.1 Living Room/Living Room Present
GIVE OWNER A 30 MIN PRE-CALL AND CALL UPON ARRIVAL AT 925-642-8159 FOR INSPECTION ON 01/21/26 M.T
12-9-25 no show took picture sent email
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking at outer base of tub - missing large gap - repair
caulking inside tub - worn - repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
entry hallway light damaged - repair/replace
1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater
1.1 Living Room/Living Room Present
2018 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020
1.1 Living Room/Living Room Present
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
8/6/25 No show 1:04 pm picture taken
9-25-25 No show took picture sent email
11-14-25 no show took picture sent email
12-31-25 No show took picture sent email
1.1 Living Room/Living Room Present
9-25-25 No show took picture sent email
11-14-25 No show took picture sent email
12-31-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
refused at door- tenant does not speak English
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5 Other Rooms/Window Condition
Install quick release for security bars

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing left and right side of rear laundry door exit, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing rear common area smoke detector
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
5.2 Secondary Rooms/Security
Remove deadbolt lock from interior door in rear room level 1 and install cover over operning from deadbolt lock
8.10 General Health and Safety/Site and Neighborhood Conditions
1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection.

2- Remove excessive dog feces in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T
11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:05
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 FOR INSP ON 01/05. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
no show- 08/21/2025 11:13
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-2-25 Owner sent email requesting to r/s to the end of Feb. She will be out of the country all month. R/S from 1/21 to 2/27
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
oven inop
2.2 Kitchen/Electricty
hood range light inop
3.5 Bathroom/Window Condition
bathroom window not staying open without prop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
unable to inspect water heater due to egress blocking door.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater door
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
1.6 Living Room/Ceiling Condition
living room ceiling peeling - repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bath room GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
address says 345 not 351 #1

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.5 Bathroom/Window Condition
bathroom window not staying open properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bed room smoke detector inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing-inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today. Called the owner back and he advised the garage SD fail was not on the report (it was not done at the time of the inspectors arrival) but has been corrected now. Reviewed notice and determined that item was missing. Owner is aware another inspection will be scheduled.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
large amount of discoloration around window - remove /repair

4.10 Other Rooms/Smoke Detectors
garage being used as a room - smoke detector needed - repair

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.4 Bathroom/Security
hole in bathroom door -repair/replace

4.8 Other Rooms/Floor Condition
bed room carpet very badly worn - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hole in hallway closet door - repair/paint
hole in hallway wall - repair/paint

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.4 Kitchen/Security
clear egress blocking back door from opening fully

4.6 Other Rooms/Celing Condition
ceiling in closet in garage has water damage - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

2.12 Kitchen/Sink
garbage disposal & dishwasher inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in both bathrooms loose - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet not testing - repair/replace

4.4 Other Rooms/Security
remove key lock from bed room door

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway - smoke/Co detector missing
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
Refrigerator/Freezer does not maintain temperature.
3.12 Bathroom/Tub or Shower
Secure tub control knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-Replace, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Left side exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace as unit exceeds 10 year life span (2014)
2.10 Kitchen/Stove or Range with Oven
burner knob missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub/shower very badly discolored - recaulk /repair/replace
4.4 Other Rooms/Security
bed room door knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-472-1382 JC 11/20
JC-9-22-25 Owner called in today at 12:45pm stating he didnt realize the inspection was today, and repairs are not done as he has not been able to coordinate with the tenant. Explained we cannot cancel/reschedule an inspection the same day during the window. Advised him to look out for the next notice and call at least 3 bus days prior if the date will not work.

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Stove fan not operable, repair.
4.10 Other Rooms/Smoke Detectors
Left back bedroom smoke detector inoperable, install.
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
JC-10-29-25 Owner is requesting a waiver for the fees for this unit because the unit is under construction, and the rent program is aware. Explained that information needs to be provided to RRIP directly. Owner claimed he called before 7/30. Advised I would do research.
7/30/25 no show 11:25 am yellow house, picture taken.

9-22-25 No show spoke with owner unit under renovation
11-20-25 no show owner stated unit was under renovation
1-2-25 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-15-25 pre call LL 415-760-6405
7/30/25 No access, tenant not aware of inspection.
1-2-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
7/30/25 No access, tenant was not aware of inspection.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 no show 11:10 am green house.
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
7/30/25 No show 11:12 am green house, picture taken.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner they stated they canceled the inspection
9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and they stated they canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner she stated she canceled the inspection

9-22-25 NO SHOW UNIT under renovation took picture sent email
11-20-25 no show under renovation took picture sent email
1-2-25 no show took picture sent email

1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 415-637-7705 FOR ACCESS -JC 1/7
11/19/2025 TENANT CALLED TO RESCHEDULE. WILL BE OUT OF TOWN FOR THE HOLIDAYS. MOVED FROM 12/23/2025 TO 1/5/2026 9AM-12NOON. OWNER CAN NOT BE THERE IS ELDERLY. CHARLES CONFIRMED. 415-637-7705 ALISON

7/29/2025 TENANT CALLED IN HAS TO WORK AND OWNER IS ELDERLY AND N/A. MOVED FROM 8/6/2025 TO 9/19/2025 1PM-4PM. TENANT CHARLES CONFIRMED. ALISON

Tenant no show 7/1/2025 11:38am, downstairs unit. No response to knocking on door. Picture taken.

11/6/2025 Tenant no show 1:30pm. No response to knocking on door. Picture submitted.

1/5/2026 Unable to access unit as no response from call box in gated community 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector
-Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2011)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies from yard

1.1 Living Room/Living Room Present
6/27/2025 Tenant no show 1:00om, spoke with PM whom was under impression unit was exempt. She will call City to confirm.

7/29/2025 Tenant no show 1:00pm. Unit is occupied by site maintenance whom is off site. Property manager is aware.

9/23/2025 Tenant no show 11:50am, picture taken

1/5/2026 Tenant no show 10:30, no response to knocking on door. Picture submitted

1.3 Living Room/Electrical Hazards
Replace damaged outlet underneath dining room window

3.13 Bathroom/Ventilation
Install vent cover

3.4 Bathroom/Security
Secure door to frame

4.4 Other Rooms/Security
Install/secure door knobs

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, thermostat missing. Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to floor, carpeting being taken up and not complete at time of inspection.

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 9AM-12PM. ALISON

11/18/2028 Tenant no show 11:29am, picture submitted

4.4 Other Rooms/Security
remove keylock on all bedroom doors

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 tenant no show 11:50am. No response to knocking on security gate. Black truck in driveway. Picture taken.

11/18/2025 Tenant no show 12:15pm, picture submitted.

1/5/2026 Tenant no show 12:30pm, non response to knocking on door. Blue pick up truck in driveway. Picture submitted

3.12 Bathroom/Tub or Shower
water pressure very hard not function as normal.

3.7 Bathroom/Wall Condition
remove black discoloration

4.7 Other Rooms/Wall Condition
remove black discoloration

1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 11AM-2PM. ALISON

9/22/2025 Tenant no show 12:00pm. No response to knocking on security gate or doorbell. Picture taken.

11/18/2025 Tenant no show 12:27pm, picture submitted

1.5 Living Room/Window Condition
1/5/2026 During inspection tenant pointed out that window has severe black discoloration. While observing window, the interior seal is damaged allowing rain and air to enter front window. Owner to address damaged window seal and treat for severe discoloration. Video submitted

2.12 Kitchen/Sink
Garbage disposal not working properly – repaired/replaced
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom sink, stopper, Damaged – repair/replace
3.13 Bathroom/Ventilation
Vent cover very badly corroded – repair/replace
3.4 Bathroom/Security
Back door access, a master bedroom block by egress – remove
3.8 Bathroom/Floor Condition
Lip at bathroom entryway very badly, worn deteriorating – repair/replace
4.10 Other Rooms/Smoke Detectors
Both Right and left side bedrooms, smoke detectors, missing – repair/replace
4.7 Other Rooms/Wall Condition
Large hole at the Bottom right side washroom wall – repair/replace
4.8 Other Rooms/Floor Condition
Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway, smoke detector missing – repair/replace
8.7 General Health and Safety/Other Interior Hazards
Living room smoke detector And CO detector missing
1.1 Living Room/Living Room Present
07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tennant states unit was already inspected, called OutSource It no records. Called number for owner to attempt to confirm, number is not in service

11/20/2025 Tenant no show 1:45pm, picture submitted

1/5/2026 Tenant no show 11:15AM, PICTURE SUBMITTED
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted
1.1 Living Room/Living Room Present
CH-8-20-25 r/s from 8-21-25 to 10-8-25 LL said work not done pre call 510-329-5737

10/8/2025 Tenant NO SHOW 11:25am. Green house with brown trim. No response to knocking on security gate.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Clean moisture condensation on ceiling
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior vent screen located by rear stairs
1.1 Living Room/Living Room Present
Please go after 2pm on 8/15 if possible
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

8/15/2025 1:30pm. Tenant no show, yellow house with white trim. PM present but cant enter unit as locks have been changed.
1.1 Living Room/Living Room Present
1/5/2026 tenant no show 1:00pm, picture submitted
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/13/2025. Tenant no show, no access to unit as owner doesnt have new key for this unit. Owner present, but tenant has changed locks at unit.

11/24/2025 Tenant no show 11:15am, picture submitted. No response to knocking on front door. Rear left unit.

1/5/2026 Tenant no show 1:00pm, no response to knocking on door or doorbell. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 9/4
PRE-CALL 510-418-0826 30 MIN PRIOR TO ARRIVAL - MULTIPLE PROPERTIES

11/25/2025 Tenant no show 11:05am. PM doesnt have key for this unit. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed in yard is severely deteriorated and missing windows, repair or remove.
1.1 Living Room/Living Room Present
THE CORRECT ADDRESS FOR THIS UNIT IS 604 S 32ND ST. M.T

10/20/25- PLEASE GIVE OWNER A 30 MIN PRE-ALL AT 510-812-4364

10/20/25- Spoke to owner, she was upset about the inspector not coming by again on 10/16. Per Jen, owner called in 08/21 and spoke with A.L. A.L did not put her notes for the correct address and pre-call. I apologized to the owner and advised i went ahead and put in all that info. Advised she and T will get notice with new date. M.T

JC-10-2-25 Tenant called and reported the correct address is 604 S 32ND ST. Called the owner Ivani asking them to verify (Left a voicemail 10:13am) per JC we must inspect the legal address provided by the tax accessor. Owner never called back to clarify/provide information
PHYSICAL ADDRESS IS A GATED OPEN LOT, NO RESIDENTIAL PROPERTY

10/16/2025 Per previous notes there is no physical property for this address. Correct address needs to be input.
3.5 Bathroom/Window Condition
1. Window lock mechanism inoperable/missing. Replace

2. Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted
1.1 Living Room/Living Room Present
9/17/2025 Tenant no show, spoke with owner over the phone and he was unaware of todays inspection. Picture taken.

1/5/2026 No access to unit as it is in gated community. Call box has tenants names, not address and this information not provided. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window
1.1 Living Room/Living Room Present
10/10/2025 CRICKETT (PM) CALLED IN AT 7:16AM THIS MORNING AND REQUESTED TO RESCHEDULE. TENANTS DAD JUST PASSED AWAY. MOVED FROM 10/10/2025 TO 11/14/2025 1PM-4PM CONFIRMED AND WILL ADVISE TENANT. ALISON

11/25/2025 Tenant no show 1:55pm. Picture submitted

1/5/2026 tenant no show 1:53pm, picture submitted
1.1 Living Room/Living Room Present
Tenant no show 6/6/2025, unable to enter unit as door doesnt have digital lock with property management. Picture taken

9/25/2025 Tenant no show, unable to enter unit as digital lock was refused by tenant.
1-5-25 no show property management no access to unit
2.5 Kitchen/Window Condition
Clean heavy yellow discoloration on window and window seal
2.7 Kitchen/Wall Condition
Clean excessive grease splatter on kitchen walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath sink faucet constant drip/leakage present, repair

Peeling paint in sink, resurface
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection
4.5 Other Rooms/Window Condition
Clean yellow discolration on window and window seal
7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards
Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
1.1 Living Room/Living Room Present
6/9/2025 TENANT IN UNIT SICK, unit to be rescheduled

1-5-25 no show property management no access to unit
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio railing on left side deteriorated, replace
7.4 Heating and Plumbing/Water Heater
No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Left common area smoke detector low audible alert, repair or replace
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5
1.1 Living Room/Living Room Present
7/20/25 per PM, office closed on 8/27, rescheduled from 8/27 to 9/5

1-5-25 no show property management no access to unit

1.8 Living Room/Floor Condition
Carpeting torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet continues to run once flushed, repair
3.8 Bathroom/Floor Condition
Repair damaged flooring
8.3 General Health and Safety/Evidence of Infestation
tenant stated that she had bed bugs inside of unit. professional extermination is required or proof that unit has been inspected and is free of bed bugs. did not inspect unit.

11/4/2025 submitted picture of work order that states no evidence of bed bugs in unit from PM. Explained to tenant that we do not inspect furniture for bed bugs.
1.1 Living Room/Living Room Present
Tenant no show 6/13/2025, unable to enter unit as no adult present

8/26/2025 tenant inside of unit sick, PM present.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Right common area smoke detector removed, replace
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
1.1 Living Room/Living Room Present
8/8/2025 PM KAREN SENT EMAIL TO REQUEST FOR ANOTHER EXT. REPAIRS ARE STILL NOT DONE. ADVISED I CAN RESCHEDULE TO 9/22/2025 AND THIS WILL BE A FINAL RESCHEDULE. THERE WILL BE NOMORE FURTHER EXT. PROVIDED. KAREEN CONFIRMED. MOVED FROM 8/11/2025 TO 9/22/2025 1PM-4PM. ALISON

1/6/2025 Tenant no show 1:42pm, picture submitted
4.4 Other Rooms/Security
Remove key lock from right side bedroom door
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/6/2025 Tenant no show 12:09pm
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
8/8/2025 TENANT CALLED IN HE BROKE HIS BACK. FREDERICK JONES. NEEDS TO RESCHEDULE. MOVED FROM 8/15/2025 TO 9/24/2025 1PM-4PM. TENANT CONFIRMED AND WILL NOTIFY OWNER. ALISON
8.10 General Health and Safety/Site and Neighborhood Conditions
1- Rear right gate damaged, repair

2- Cut down tall weeds/brush in rear of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:00pm, downstairs unit.

9/26/2025 tenant no show 10:05am. No response to knocking on security gate or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2025 Tenant no show, front security gate locked. Knocked on gate no response. Unit is actually labeled as 555 Units A & B. Spoke with OutSource about this. Picture taken.

9/24/2025 tenant no show. No direct answer from outsource on which unit is to be inspected. No answer at both units. Outsource it representative on phone while inspector knocked on doors and no reply. Picture taken.

11/19/2025 No show. Called Outsource It as there are two properties on site 555a and 555b. No response from office as to which unit is to be inspected. Picture submitted.

1/6/2025 No clarification on which unit is to be inspected per previous notes above. No entry to unit A or B, picture submitted.

1.1 Living Room/Living Room Present
8/6/2025 TENANT NO SHOW 2:30PM. Light grey with teal door, ring cam present. Picture taken

9/24/2025 tenant no show, no response from ring camera or knocking on door. picture taken

11/19/2025 Tenant no show 12:42pm, no response to ring camera or knocking on door. Picture submitted.

1/6/2025 Tenant no show 11:08am, no response from ring camera or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
7/31/202 Tenant no show 12:34pm, ring camera present. Light green house with white trim, picture taken and submitted.

9/24/2025 tenant no show 11:22am. No response to ring camera or knocking on security gate.

1/6/2025 Tenant no show 12:07pm, picture submitted.

1.1 Living Room/Living Room Present
7/31/2025 Correct address is 4901 Garvin unit B. Tenant refused entry with PM present and wants owner to call her to verify. PM previously posted notice or entry and tenant is still uneasy about letting someone into unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
1/6/2025 Tenant no show 11:00am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove deadbolt lock installed on rear interior door

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit). Window not inspected

8.1 General Health and Safety/Access to Unit
Clear items in garage to allow clear path exit

8.4 General Health and Safety/Garbage and Debris
Remove recycling bags and old furniture from yard

1.1 Living Room/Living Room Present
PLEASE CALL 30 MIN PRIOR TO ARRIVAL 310-569-0550 OR 415-653-0125 (LEAVE A VOICEMAIL IF THEY DONT PICK UP) - JC8/7

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:00pm. Brown house with white trim. Dog barking inside of unit. No response to knocking on door or doorbell. Picture taken.

9/26/2025 Tenant no show 9:40am. No response to knocking on security gate, doorbell inoperable.

1/6/2025 Tenant no show 9:45am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Complete repairs to wall underneath right window, large opening by outlet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.6 Other Rooms/Celing Condition
Repair beam on ceiling

4.5 Other Rooms/Window Condition
Move items blocking exit on exterior side of window

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 1:39pm. Green house with grey trim. No response from knocking on white security gate.

9/26/2025 Tenant no show 9:35am, no response to knocking on door.

11/20/2025 Tenant no show 10:36am, picture submitted

1/6/2025 Tenant no show 9:55am, picture submitted

1.1 Living Room/Living Room Present
8/8/2025 Resident at unit not aware of inspection, Grey house with white trim. Picture taken.

9/26/2025 Tenant no show 9:32am. No response to knocking on security gate, ring cam inoperable.

11/20/2025 Tenant no show 10:40am, picture submitted

1/6/2025 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
9/24/2025 tenant no show 12:00pm. No response to knocking on door or doorbell. Able to hear someone inside of unit but they never came to front door.

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Install GFCI outlet by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:08pm, no response to knocking on security gate. Picture taken

1/6/2026 Tenant no show 10:25am, picture submitted
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 12:05PM. No response to knocking on security gate or ring camera.

1/6/2026 Tenant no show 10:18am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink
2.5 Kitchen/Window Condition
Window screen torn, repair
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.5 Other Rooms/Window Condition
Window screen heavily tethered, repair
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
1.1 Living Room/Living Room Present
9/24/2025 Tenant no show 11:55am, no response to knocking on front door. Picture taken

1/6/2026 Tenant no show 10:15AM, PICTURE SUBMITTED
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Install GFCI outlet by sink

A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
3.3 Bathroom/Electrical Hazards
Install GFCI outlet by sink
4.3 Other Rooms/Elecrtical Hazards
Outlets have open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-10-1-25 Pre call 30 min prior 510-334-3244
CH-8-29-25 r/s from 9-2-25 to 10-3-25 tenant has covid
11-17-25 no show took picture sent email
1-5-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Replace damaged cover plate located outside of front bedroom
2.10 Kitchen/Stove or Range with Oven
Replace range hood, excessive paint peeling and rust

burners are not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Secure faucet base to sink, loose
2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Excessive discoloration inside bathroom 2 vanity, repair damage
3.12 Bathroom/Tub or Shower
Re caulk exterior of tub unit
3.3 Bathroom/Electrical Hazards
Outlet on right wall in bathroom 2 (rear) missing cover plate, install

3.6 Bathroom/Ceiling Condition
Treat ceiling, excessive discoloration
3.7 Bathroom/Wall Condition
Treat walls, excessive black discoloration on walls
4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom
4.3 Other Rooms/Elecrtical Hazards
Receptacle under window missing cover plate, install
4.5 Other Rooms/Window Condition
Clean and remove discoloration in window seal and on window
4.6 Other Rooms/Celing Condition
Treat ceiling as discoloration is present around light fixture
6.4 Building Exterior/Condition of Exterior Surfaces
Crawlspace located by rear door missing cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1-5-25 no show took picture sent email
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate locked could not enter
1.1 Living Room/Living Room Present
8/6/25 No show/access 9:58 am vacant lot no building,
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1-5-25 no show vacant lot

1.1 Living Room/Living Room Present
1 hour pre-call to KELLY 916-759-8508
8/6/25 No access, tenant not aware of inspection and was not home, spoke with tenant through ring camera 10:07 am.
9-24-25 No show took picture sent email
1-5-25 no show took picture sent email

1.8 Living Room/Floor Condition
living room flooring loose at kitchen floor lip - repair/repalce

2.2 Kitchen/Electricty
kitchen light inop

2.4 Kitchen/Security
remove/clear egress blocking back door from opening fully

2.8 Kitchen/Floor Condition
kitchen floor tile missing at living room lip - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter not working properly

1.1 Living Room/Living Room Present
12/17/2025 SPOKE WITH JEFF NEEDS TO RESCHEDULE. TENANT/OWNER WILL BE OUT OF TOWN. MOVED FROM 12/22/2025 TO 1/5/2025 1PM-4PM. ALISON

30 min pre-call to 510-387-9546 -JC 10/30

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front left burner not lighting, repair.

3.7 Bathroom/Wall Condition
bathroom wall has dark discroloration, repair.

4.10 Other Rooms/Smoke Detectors
right bedroom need smoke detector, install.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
no show- 07/29 1041 gate locked could not enter.

1.1 Living Room/Living Room Present
JC-1-12-26 Owner son (Gilbert) called in for an ext. Explained there is nothing scheduled (unit is in a back to the city status). Instructed him to call once repairs are done to schedule again. As of right now they have a credit on their account so additional payment is not required to schedule a R/I, but will check when they cb.
1-6-26 no show property management had no access to unit.

2.8 Kitchen/Floor Condition
Cracked tiles on kitchen floor, repair.

1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
1-6-26 no show property management had no access to unit.

1.8 Living Room/Floor Condition
carpeting throughout unit - worn - repair/replace
2.12 Kitchen/Sink
sink leaking from underneath - repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet leaking - repair/replace
3.4 Bathroom/Security
remove key door lock
3.8 Bathroom/Floor Condition
bathroom floor worn/peeling up - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd floor heater inop
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items from blocking heater egress
8.1 General Health and Safety/Access to Unit
no show- 0729 1045 gated locked could not enter property
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
8.1 General Health and Safety/Access to Unit
no show - 7/29 1056 could not enter gate locked.
1.1 Living Room/Living Room Present
7/28/25 No access, 3:11 pm, light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
No access , 2:11 pm. light and dark blue house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.1 Living Room/Living Room Present
7/28/25 2:20 pm, no show beige house.
11-20-25 no show took picture sent email
1-6-26 no show property management had no access to unit.
1.4 Living Room/Security
front door closing rough - repair/replace
2.12 Kitchen/Sink
Dish washer not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector not working properly
4.3 Other Rooms/Elecrtical Hazards
Outlet next to bed not working properly - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway smoke detector not properly secured - repair/replace
1.1 Living Room/Living Room Present
7/28/25 no show, 2:25 pm, beige house.
9-23-25 no show took picture sent email
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove not working properly - repair/replace
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
living room - hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.3 Other Rooms/Elecrtical Hazards
light switch cover missing
4.5 Other Rooms/Window Condition
clear egress from blocking window access
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
1-6-26 no show property management had no access to unit.
2.10 Kitchen/Stove or Range with Oven
Front stove burner not working, repair.
1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.1 General Health and Safety/Access to Unit
no show - 7/29 vacant unit
8.7 General Health and Safety/Other Interior Hazards
living room/ hall smoke/Co detector missing
1.1 Living Room/Living Room Present
11-20-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
knobs missing from stove - repair/replace
2.8 Kitchen/Floor Condition
kitchen floor damaged very badly repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
wall above top of both heaters very badly damaged - repair/replace/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
GATE CODE IS #5525 JC-10/29/25 (OWNER CALLED THIS IN AT 3PM THE DAY OF INSPECTION)
510-367-0848
no show 10-29-25 no access to property took picture sent email
4.4 Other Rooms/Security
bedroom closet door not staying on track properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st floor entry smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-229-2291 (LEAVE A VM IF THEY DONT ANSWER) JC 1/7
10-13-25 no show took picture sent email

12/4/2025 Tenant no show, no response to knocking on door. No car in driveway, picture submitted.
2.10 Kitchen/Stove or Range with Oven
fan makes a loud noise. repair or replace
3.6 Bathroom/Ceiling Condition
non working ceiling . repair or replace.
4.4 Other Rooms/Security
remove key lock
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
JC-1-7-25 Spoke to the owner and rescheduled from 1/26 to 2/27 - advised him to alert the tenants. They are not available on the 26th.
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenant no show 11:55am. No access to unit as there is a locked sliding black gate in front of unit. Picture taken.

11/20/2025 Tenant no show 10:00am. Picture submitted as no direct access to unit behind locked black gate

1/7/2026 Tenant no show 10:05am, no response from ring camera on exterior side of locked gate. Picture submitted.

1.1 Living Room/Living Room Present
8/8/2025 Tenant no show 9:50am, picture taken at duplex

9/26/2025 Tenat no show 11:58am. No response to knocking on door/upstairs on right side. Picture taken

11/20/2025 Tenant REFUSAL OF ENTRY 10:06am. Picture submitted

1/7/2025 Tenant no show 10:05am, no response at residence. Upstairs unit on right side. Picture submitted.

1.1 Living Room/Living Room Present
8/15/2025 Tenant no show 1:40pm. Beige house with blue trim, no response to knocking on gate or ring camera.

9/26/2025 Tenant no show, no response to knocking on front door or ring camera. White truck in driveway. Picture taken.

11/20/2025 Tenant no show 9:56am. Picture submitted

1/7/2026 Tenant no show 10:12am, no response to ring camera or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
CH-11-6-25 r/s from 11-6-25 to 11-20-25 hes is the caregiver for his parents advise him this is the last reschedule

11/20/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

1/7/2025 Tenant no show, unable to enter unit with PM as they were not aware of inspection and didnt post notice for entry. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.3 Bathroom/Electrical Hazards
Light above toilet inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

1.1 Living Room/Living Room Present
11/20/2025 TENANT NO SHOW 12:30PM, PICTURE SUBMITTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Front screen door torn around lock, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Tenant to move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen door

8.10 General Health and Safety/Site and Neighborhood Conditions
1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet.

2- Cut down tall weeds in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit

1.1 Living Room/Living Room Present
CH-8-21-25 r/s from 9-2-25 to 10-8-25 contractor unable to got it done by 9-2-25 pre call 510-414-1158

10/8/2025 No show 9:45am, left voicemail for pre call, no response or call back.

11/21/2025 Tenant no show 2:13pm. Picture submitted

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and heavy discoloration inside of tub

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall on hole on right wall from entry.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Caulk bathroom sink

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
-REPLACE, exceeds 10 year life span

4.6 Other Rooms/Celing Condition
Repair cracks on ceiling

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Stair = Missing Handrail.
-Install handrail for rear stairs

8.1 General Health and Safety/Access to Unit
1- Rear door by kitchen missing striker plates, replace/install

2- Install deadbolt on rear side door that leads to exterior of home

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged rear left gate

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector & carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, replace or remove
8.4 General Health and Safety/Garbage and Debris
1. Move old appliances and excessive amount of items in shared exterior common area in front of unit

2. Remove excessive trash in rear of unit
1.1 Living Room/Living Room Present
CH-8-12-25 spk w owner r/s from 8-14-25 to 9-3-25 owner states there are a couple of things that need to be done
08/04/25- PLEASE GIVE OWNER A 30 MIN PRE-CALL AT 510-269-0769. M.T

9/3/2025 Pre called owner as requested at 10:33am, no answer or call back. Went to residence at 11:30 nobody present. Picture taken
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-11-25 The owners son emailed and requested a r/s as they will be out of the country until the 18th. R/S to 8/11. Advised them to notify the tenant.
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS FRONT SECURITY GATE LOCKED. Light yellow house with white trim. Picture taken.
10/9/2025 Tenant no show, no access to unit as gate locked leading to unit with beware of dog sign posted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Resurface tub, surface rust present
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
CH-11-4-25 r/s from 11-10-25 to 11-24-25 will be out of town pre call 510-919-8989
3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room has hot/neutral reverse, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Replace missing door knob on front security gate

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush and move excessive amount of plants from yard

8.2 General Health and Safety/Exits
1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path

2. Tenant to clear excessive amount of items on side of house preventing clear path exit

8.7 General Health and Safety/Other Interior Hazards
Remove padlock from hall closet door

1.1 Living Room/Living Room Present
CH-9-29-25 r/s from 10-8-25 to 10-14-25 owner can only do Monday or Tuesday PC 510-685-7620

8/13/25 No show 1:54 pm, brown house, picture taken.

10/14/2025 Tenant no show 2:23pm. No response to knocking on security gate or doorbell. Picture taken.

1/7/2026 Tenant no show 12:45pm, no response to doorbwll or knocking on door. Picture submitted

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:40pm, no response to ring camera or knocking on gate

4.10 Other Rooms/Smoke Detectors
No smoke detector in right front bedroom.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Vent need to be replaced in living room.

8.1 General Health and Safety/Access to Unit
Front gate damaged, need repair.

8.6 General Health and Safety/Interior Stairs and Common Halls
No smoke detector in common space, install

1.1 Living Room/Living Room Present
9-9-25 show took picture sent email

1/7/2026 Tenant no show 2:45pm, no response to knocking on gate. Picture submitted

2.12 Kitchen/Sink
Garbage disposal not working, repair.

4.10 Other Rooms/Smoke Detectors
No smoke detector in 3rd bedroom, install.

1.1 Living Room/Living Room Present
PLEASE CALL THE OWNER AT 415-652-1678 FOR ACCESS IF NEEDED
8/20/25 No show 11:02 am, loud music playing inside, rung doorbell and knocked, white house, picture taken.

1.7 Living Room/Wall Condition
hole in wall next to entry wall - repair

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
11-25-25 no show took picture sent email

3.13 Bathroom/Ventilation
bathroom fan very loud - clean/ repair

4.4 Other Rooms/Security
remove key door locks from both bedroom doors

8.1 General Health and Safety/Access to Unit
refused at door- 8/14 1128 tenant wasnt aware of inspection

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector - missing/inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.4 Living Room/Security
front door screen door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace
1.1 Living Room/Living Room Present
call 415-259-9642 (30-minute pre-call)
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter very hard to use - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.5 Kitchen/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens missing from all bedroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repiar/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
3.12 Bathroom/Tub or Shower
tub diverter inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
7.2 Heating and Plumbing/Safety of Heating Equipment
remove egress from around water heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
4.10 Other Rooms/Smoke Detectors
smoke detector not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2.12 Kitchen/Sink
sink faucet constantly dripping/running - repair/replace
3.13 Bathroom/Ventilation
fan not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
ceiling badly discolored -remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show- 7/29 security gate lock could not enter

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.1 General Health and Safety/Access to Unit
no show -7/29 security gate locked could not enter
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.1 General Health and Safety/Access to Unit
no show - 7/29 security gate locked could not enter.
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
1-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
Remove key door locks from all bedroom doors
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
1.1 Living Room/Living Room Present
8-7-25 no show called number no answer no access to property took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

1/8/2026 No access to unit as gate leading to unit is locked via key. Number listed for owner is not in service.
Picture submitted 1:00pm
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-9-8-25 Owner called in stating the unit was on the market for 6 months this year, but she could not find a buyer, so it is now back on the rental market. Owner was requesting an extension due to it being on the market. Explained we would not extend it for that reason. She intends for it to be rented again so we will move forward with the inspection vacant or not. She may cb to reschedule.

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1/8/2026 Tenant no show 11:15am, pictures submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-213-2687 - JC 12/2
8/20/2025 Tenant no show 10:25am. No response from doorbell or knocking on gate. Loose dogs on other side of fence barking. Beige house with white trim.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars or remove

3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked)

4. Tenant to clean discoloration window seal

1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.6 Kitchen/Ceiling Condition
Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area some detector in unit

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

3.12 Bathroom/Tub or Shower
Repair leak behind shower control knob

7.4 Heating and Plumbing/Water Heater
Tenant to remove personal items being stored in hot water heater closet

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

2.12 Kitchen/Sink
Faucet has constant drip, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-688-5508
JC-1-8-25 Spoke to the owner who called and requested to r/s from 1/15 to 1/26 (needs a Mon). Waived the R/I fee as a onetime courtesy due to
JC-12-19-25 Spoke to the tenant who called to advise she heard a knock but could not get up due to an injury. Advised the inspection will be scheduled again. Tenant advised she called on Wed to reschedule. Advised we returned that call but could only leave a voicemail.
10/28/2025 Tenant no show 12:30pm. Picture taken.

12/19/2025 Tenant no show 11:17am, picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair

Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
REPLACE, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install
8.6 General Health and Safety/Interior Stairs and Common Halls
COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace
1.1 Living Room/Living Room Present
PLEASE GO TO THE OFFICE FOR GATE ACCESS OWNER ADVISED IT IS ACCESSIBLE (OFFICE NUMBER 510-235-2244)
JC-1-9-25 R/S from 1/23 to 1/22 (unit was not rescheduled in error. The DEC inspection should not have been attempted waived fee and confirmed 1/22 via email with the owner)
CH-9-17-25 pre call 30 min prior 706-201-2662 or 415-595-3143 gated area (CALL 510-388-3191 AS A BACK UP.)

11/17/2025 Tenant no show 1:10pm. No answer at call box or front door. Gained access from gate being opened. Picture submitted.

12/26/2025
No show. Spoke with owner over the phone and she stated inspection was rescheduled for 1/22/2026
1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
unit under renovation
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

1.1 Living Room/Living Room Present
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in both bedrooms missing/inop

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
rat infection - remove/treat

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

4.10 Other Rooms/Smoke Detectors
2nd floor bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd fl heater inop

8.7 General Health and Safety/Other Interior Hazards
1st and 2nd fl smoke/Co detectors missing/inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.4 Other Rooms/Security
bedroom door not opening and closing properly

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
security bars on all units very badly rusted - repaint

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17

1.1 Living Room/Living Room Present
11/25/2025 Tenant no show 10:00am, no response at residence. Picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.1 Kitchen/Kitchen Area Present
dishwasher draining through air gap - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-734-5100 (multiple units)

11/25/2025 Tenant no show 10:15am. No response at pre-call or at residence via doorbell and knocking. Could hear tv on inside of unit. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must all self ignite
hood range fan cover missing and hood light not working properly

3.13 Bathroom/Ventilation
hallway bathroom vent very loud - repair/replace

4.4 Other Rooms/Security
door knob missing

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

2.12 Kitchen/Sink
dishwaser inop

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk- repair

3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door knob missing - replace
remove egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-left of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Knob missing, replace
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Remove personal items on shared patio landing leading to units
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.4 Bathroom/Security
Remove keyed entry lock from door
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Repair hole on wall underneath sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet across from door has open grounds, repair
4.4 Other Rooms/Security
Door knob missing, replace
4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)
4.7 Other Rooms/Wall Condition
Closet door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in unit
8.7 General Health and Safety/Other Interior Hazards
Hall closet missing door knobs, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
8/6/25 no access10:25 am vacant lot no home on lot picture taken.

9-24-25 No show took picture sent email
11-21-25 No show took picture sent email vacant lot
1/9/2026 Location where address would exist is a empty lot, pictures of lot and surrounding units submitted to show there is no residential living quarter at location.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 760-960-3619
12/2/2025 OWNER MARC CALLED NEEDS TO EXTEND RE-INSPECTION. HARD TO DO THE WORK WITH DURING THE HOLIDAYS AND TENANT WILL NOT ALLOW IT. MOVED FROM 12/26/2025 TO 1/9/2026 9AM-12NOON. WILL ADVISE TENANT OF THE RESCHEDULE. ALISON

11/10/25- GIVE 30 MIN PRE-CALL AT 760-960-3619

9/25/2025 OWNER MARC CALLED NEEDS TO RESCHEDULE. MOVED FROM 10/27/2025 TO 11/14/2025. WORK SCHEDULE DOESNT WORK FOR HIM ON MONDAYS. FRIDAY IS PERFECT. WILL ADVISE TENANT. ALISON
2.10 Kitchen/Stove or Range with Oven
1. Clean grease splatter on stove and range hood (fire hazard)

2. Burners not self lighting, repair. (Tenant provided stove)
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Repair knob, unable to pull to operate tub/shower
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Outlet underneath window missing cover plate, install

3. Outlet on right wall to be replaced, cracked receptacle.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Door for hot water heater closet damaged, repair or replace

1.1 Living Room/Living Room Present
PLEASE NOTE MUST PRE-CALL AND GO DURING THE SCHEUDLED TIME
CH-10-31-25 PRE-CALL 30 MIN 510-333-1370 leave a vm if she does not answer
CH-10-17-25 Owner call in said inspector show up before 1:00pm and she was there at !:00pm waited a few min then went to tenant door and tenent told her he already came so owner is upset about inspector being early
Tenant no show 7/8/2025 9:05am, no response to knocking on door. Dog barking inside of unit. Grey house with green trim. Picture taken.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of window

4.5 Other Rooms/Window Condition
1. Repair damaged window seal

2.
Window must be openable and remain open without props.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Interior window seal dry rotted, repair

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall lower receptacle has no power, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/21/2025 Tenant refused entry, stated he was not aware of inspection. Lower left unit 9:35am

1.7 Living Room/Wall Condition
Walls have severe heavy yellow discoloration that needs to be addressed

2.6 Kitchen/Ceiling Condition
Ceiling has severe yellow discoloration that needs to be addressed

2.7 Kitchen/Wall Condition
Walls have severe yellow discoloration that needs to be addressed

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.6 Other Rooms/Celing Condition
Ceiling has severe yellow discoloration that needs to be addressed

4.7 Other Rooms/Wall Condition
Walls have severe yellow discoloration that needs to be addressed.

2. Repair damaged wall right side of window

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weatherproof cover, install

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show, upstairs unit on left side. No response to knocking on front gate.

2.12 Kitchen/Sink
Secure kitchen faucet

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-12-26 Spoke to the owner who called and requested an ext due to a death in the family. R/Sa the 1/22 inspection to 2/27
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.12 Kitchen/Sink
Remove personal items from dishwasher so it can be inspected

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Replace missing door knob and hardware

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Clear personal items blocking access to fuse panel box in hall closet

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Subfloor underneath sink damaged, replace

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub
1.7 Living Room/Wall Condition
Repair damaged heater in living room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
8.1 General Health and Safety/Access to Unit
Install patio door screen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heating system inoperable as there is no thermostat in unit, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace
4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining - repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove
7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Caulk tub
3.13 Bathroom/Ventilation
Clean vent fan in hall bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Multiple holes on walls, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.7 Living Room/Wall Condition
wall damaged next to heater thermostat - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.4 Bathroom/Security
bathroom door damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

4.4 Other Rooms/Security
clear egress from blocking window
4.5 Other Rooms/Window Condition
screen missing - repair/replace
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
earthquake straps missing - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
4.5 Other Rooms/Window Condition
bedroom screens missing
1.4 Living Room/Security
patio screen damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
oven light not working properly - repair/replace
3.4 Bathroom/Security
door damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace
4.4 Other Rooms/Security
bedroom closet door missing - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
hole next to closet entry wall and in side closet on back wall - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light pull string missing - repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace
2.6 Kitchen/Ceiling Condition
hole above shower - repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle between windows
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Light in closet inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/30/2025 Tenant no show, PM doesnt have key for unit as locks have been changed.
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet flush/fill valve is stopped up.
3.12 Bathroom/Tub or Shower
1- Resurface tub

2- Base trim missing, replace/install
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, no thermostat in unit. Repair
8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair

1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Remove chain and padlock from patio door

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling

4.4 Other Rooms/Security
Bedroom door damaged, repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood and stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. TENANT to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle
- right side of right bedroom window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher not draining as designed, water sitting inside of dishwasher. Repair

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Clear items in hall closet, no access to breaker box
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
2.12 Kitchen/Sink
faucet handle loose -repair/replace
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.5 Other Rooms/Window Condition
bedroom window screen missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower
hall shower head loose - repair/replace
both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
1.4 Living Room/Security
clear items/egress blocking patio door
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.2 Kitchen/Electricty
dining room light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
3.12 Bathroom/Tub or Shower
hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:30am. Picture taken

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave

1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair

2.3 Kitchen/Electrical Hazards
Install GFCI above sink

3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Window screen tethered, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

4.4 Other Rooms/Security
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking from underneath sink - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28

7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink
dishwasher not working properly
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
door striker plate damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed asking for ext. They need more time for the water heater/ heater issues at majority of the units. R/S from 1/15 to 1/28
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-14-26 Mgr emailed requesting an ext for the heater/water heater fails. R/S the 1/15 inspection to 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.7 Living Room/Wall Condition
hole in hallway wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
3.7 Bathroom/Wall Condition
wall behind toilet damaged - repair/repaint
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
1.4 Living Room/Security
screen door damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
3.4 Bathroom/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Clean discoloration on window seals
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1- Common area smoke detector/ carbon monoxide detector removed, replace

2- Remove keyed entry lock hall closet
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock mechanism damaged/missing. Replace
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-14-26 Tenant called in and advised his elderly dad rcvd the letter last month but did not tell anyone about the inspection tomorrow, and no one is available to be present. Rescheduled the inspection from 1/15 to 2/27.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

2.10 Kitchen/Stove or Range with Oven
hood range light switch missing repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.1 General Health and Safety/Access to Unit
refused at door- tenant did not get notice of inspection.

1.1 Living Room/Living Room Present
1-13-26 no show property management no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive notice
4.10 Other Rooms/Smoke Detectors
smoke detector missing
8.1 General Health and Safety/Access to Unit
refused at door- tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing
8.1 General Health and Safety/Access to Unit
refused at door - tenant did not receive inspection notice.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke and Co detector missing repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from hall closet door
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
3.13 Bathroom/Ventilation
Clean excessive dust build up on ventilation fan
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Co2 detector inoperable, repair/replace
1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email
2.12 Kitchen/Sink
Clean discoloration build up in sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Clean moisture condensation on ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector base in hallway and bedroom

8.7 General Health and Safety/Other Interior Hazards
CO2 detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
10-3-25 No show no access to property took picture sent email
11-24-25 No show no access to property took picture sent email

1.3 Living Room/Electrical Hazards
Replace missing light fixture covers

2.10 Kitchen/Stove or Range with Oven
Oven door glass completely shattered, repair or replace

2.8 Kitchen/Floor Condition
Replace damaged tiling leading into hallways

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
clear items blocking window

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit and remove personal item stored in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector as it has been removed

1.1 Living Room/Living Room Present
8/18/25 No show, 1:34 pm, gray house, picture taken.
10-7-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor Smoke/Co detector missing

1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling above shower badly discolored - remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
11-26-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
12-4-25 No show met property management no unit with that address
1-13-26 no show no address
8.1 General Health and Safety/Access to Unit
no show - 08/21/2025
1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:40pm. Tenant home but not aware of scheduled inspection. No response from number listed for owner. Upstairs unit, main house. Pink house.

9/4/2025 Tenant no show, upstairs unit. No response from knocking on door or doorbell. Dogs barking inside of unit 2:30pm
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, install/replace missing light bulbs
2.12 Kitchen/Sink
Dishwasher inoperable, repair or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
No hot water at sink (hallway bathroom)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet behind garage door
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room flooring damaged, repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing lower level, replace

1.1 Living Room/Living Room Present
CH-1-15-26 pre call 1hr prior 408-547-7435
Tenant no show 7/3/2025 2:45pm. No response from doorbell located on outside of security gate on side of house. This is the secondary downstairs unit. Picture taken.

9/3/2025 tenant no show 2:35pm. Downstairs unit on right side of unit. No response to knocking on door (blue) or doorbell located outside of side gate.

12/16/2025 Tenant no show/no entry. No response from ring camera outside of gate 10:20am. Picture submitted

1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace

3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair

1.1 Living Room/Living Room Present
12/10/2025 Tenant no show 11:03am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, exceeds 10 year life span (2010)

1.1 Living Room/Living Room Present
CH-12-22-25 r/s from 12-26-25 to 1-15-26 tenant will be out of town
CH-9-17-25 tenant call in said no one show up pre call 415-678-9623
7/22/2025 Tennant no show 1:55pm. Right side of duplex, green with white trim. Picture taken.

9/17/2025 Tenant no show 1:25pm, picture taken.

2.11 Kitchen/Refrigerator
Relocate tenants refrigerator from outside patio area to inside of unit.

8.10 General Health and Safety/Site and Neighborhood Conditions
No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.
1.1 Living Room/Living Room Present
30 min pre-call 510-418-6436 -JC 10/28

12/17/202 Tenant refused entry 10:43am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow access
4.5 Other Rooms/Window Condition
Move furniture blocking quick release for security bars
1.1 Living Room/Living Room Present
12/17/2025 Tenant no show 12:10pm. No response to knocking o security gate or doorbell. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet by closet door missing cover plate, install
4.5 Other Rooms/Window Condition
Move furniture blocking window
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
10-2-25 no show property management no access to unit
2.5 Kitchen/Window Condition
kitchen screen damaged
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/ FROM 1/16 FROM 1.28
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping -repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
12-4-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
caulking in tub worn/ discolored - recaulk - replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28

3.12 Bathroom/Tub or Shower
tub chipping - resurface/repair

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing

1.1 Living Room/Living Room Present
JC-1-15-26 Spoke to the mgr (they need an ext as they are using insurance for the repair) r/s from 1/20 to 2/27

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-1-15-26 O called in and requested an ext. R/S FROM 1/21 TO 2/27 MAILED NOTICES
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio

1.1 Living Room/Living Room Present
1/15/26 per owner, tenant has moved out of unit and property will no longer be a rental. Owner plans to sell the property

30 MIN PRE-CALL 310-867-0221 -JC 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Burners on tenant supplied stove not self lighting, repair

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window missing cover plate

1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

2.4 Kitchen/Security
pantry door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
faucet dripping - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace
1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation remove
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
1.4 Living Room/Security
patio screen damaged - repair/replace
4.4 Other Rooms/Security
remove egress from blocking window
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door missing
3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
3.12 Bathroom/Tub or Shower
tub has large amount of discoloration - resurface/repair
caulking inside tub worm - recaulk-repair
4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing/inop in both bedrooms
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace

1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
CH-11-13-25 spk w pm r/s from 11-25-25 to 12-11-25 need more time for the repairs
30 min pre-call 510-418-6436 -JC 9/4
8/15/2025 Tenant no show 11:45am. Locked security gate preventing direct access to front door. No response from doorbell which is located outside of security gate. Blue house with white trim.
12-11-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, clear items to allow direct access to outlet for inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT.
Owner can install baseboard heaters in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL - 510-418-6436
Per Manager Ruby: THE CORRECT ADDRESS IS 121 S 6Th ST. *please note on route*
30 min pre-call 510-418-6436 -JC 11/5
Address is not existent 9/17/2025, apartment building to the left of lot is 111,113,115,117 and the next unit is 123.

4.5 Other Rooms/Window Condition
Clean discoloration on windows

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/22/2025 Tenant no show. Dog barking inside of unit, no response to knocking on door 12:08pm

1/16/2025 Tenant no show 10:00am, Owner present. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Install vent screens for range hood

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:05am, picture taken
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
6.4 Building Exterior/Condition of Exterior Surfaces
Shared exterior areas at complex

2- Rear exterior outlet has open grounds, repair
1.1 Living Room/Living Room Present
10/20/2025 Tenant no show 11:10am, picture taken
1.1 Living Room/Living Room Present
Tenant no show 10:25, no access to front door as tenant has loose dogs in yard. Picture submitted
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
10/20/2025
Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 1:50pm. No direct access to house as there is a lock on front gate preventing access. Picture taken.
4.4 Other Rooms/Security
Remove latch lock from door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install doorstep on front entry door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sinks in bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install deadbolt on garage door
8.7 General Health and Safety/Other Interior Hazards
1. Remove keyed entry lock on interior in law unit bedroom door

2. Replace cracked outlet behind door in in law unit
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
-REPLACE, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
REPLACE smoke detector in garage, exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-12-16-25 r/s from 12-24-25 to 1-16-26 owner just got letter need more time
7/22/2025 Tenant refused entry due to not being aware of inspection. Called number listed for owner and it is not in service. OutSource It has no additional contact information for owner. Picture taken.

9/18/2025 Tenant no show 11:08am, no response to knocking on door or doorbell. Center unit.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts on right side of dishwasher
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Lower level
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector on lower level
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted
1.1 Living Room/Living Room Present
09/17/25- Spoke to owner, PLEASE GIVE A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS, 510-672-5510. M.T
CH-9-16-25 owner call in for pre call 510-672-5510
9-10-25 no show took picture sent email
11-5-25 Owner stated shes not getting notices but her tenants are. Correct info is
Dinora Sanchez 1602 Garvin Ave 94801

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from around water heater
8.1 General Health and Safety/Access to Unit
no show- 07/17/2025 10:19 light lavender duplex
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke detector missing
2.4 Kitchen/Security
clear egress from back door opening fully
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted
1.1 Living Room/Living Room Present
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO_2 detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
Bathroom 2 level 2

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

4.4 Other Rooms/Security
bedroom smoke detector missing

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Tenant no show 7/3/2025 11:26am. Front unit with black door, picture taken.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-1-20-26 pre call 408-547-7435
Note for route/inspector: PLEASE THOROUGHLY CHECK THE FENCE, HEATER, PLUGS/ELECTRICAL, AND THE CARPORT
JC-8-12-25 Tenant called in with concerns/areas she wants looked at. She also is concerned the owner is not doing things up to code. Advised her to contact that division
Tenant no show 7/3/2025 11:36am. Right unit with green door. No response to knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 11:00am. Unable to enter unit with owner as locks have been changed by tenant. Picture submitted

4.10 Other Rooms/Smoke Detectors
Install smoke detector in bedroom

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.5 Other Rooms/Window Condition
Repair window seal, evidence of water damage/dry rotted

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, replace

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing heater cover for living room heater

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of unit, fence is severely leaning

Install cover on exterior electrical meter

1.1 Living Room/Living Room Present
CH-7-24-25 owner call in to r/s from 8-20-25 to 9-9-25 pre call 626-606-4243

9/9/2025 Tenant no show 10:05am

4.5 Other Rooms/Window Condition
Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.
12/24/2025
tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

1.1 Living Room/Living Room Present
CALL 415-244-3836 FOR ACCESS Call 650-580-9727 upon arrival for access - JC 12/24
8/11/2025 No access to unit 9:54am. Callbox at entry inoperable along with elevator to get to levels with apartments. No number listed. Picture taken.

9/9/2025 No access to unit, picture taken

11/5/2025 Tenant no show. Possible vacant unit as for rent sign in window. Pictures submitted 10:08am

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet has no power, repair

7.5 Heating and Plumbing/Water Supply
1. No hot water at bathroom sink, repair
2. No hot waster at kitchen sink, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 9:50am, picture submitted

1.3 Living Room/Electrical Hazards
1. Outlet left of bathroom damaged and missing cover plate, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2. Replace severely rusted light fixture

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 9:54am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 10:10am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:05am

1/20/2026 Tenant no show 11:35am, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 11:08am
2.12 Kitchen/Sink
Repair large opening on wall under sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.7 Other Rooms/Wall Condition
1. Repair peeling paint on walls

2. Repair damaged baseboard trim on right side of room
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair opening in common area shared hallway for units on 1st floor above front door
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 11:27am

1/20/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-847-1269
JC-1-20-26 OWNER CALLED AND REQUESTED AN EXT. R/S FROM 1/30 TO 2/27. Added pre-call. Owner stated he requested this prior.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate. 11:30am

1/20/2026 Tenant no show 1:00pm, picture submitted

2.11 Kitchen/Refrigerator
Light inoperable, repair

Freezer handle missing, replace

2.3 Kitchen/Electrical Hazards
GFCI outlet inoperable. No power and will not reset. Repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair openings on hallway ceilings in complex. Openings show exposed plumbing and electrical wiring. Openings should be sealed.

8.3 General Health and Safety/Evidence of Infestation
Evidence of infestation in unit, professionally treat unit.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

1/20/2026 Tenant no show 1:04pm, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
1. Cabinet door under sink is damaged, replace

2. Secure cabinet drawer fronts

2.3 Kitchen/Electrical Hazards
Replace cracked outlet left of refrigerator

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater knob missing, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Dog barking inside of unit.

1.4 Living Room/Security
Secure striker plates to door frame and door

2.10 Kitchen/Stove or Range with Oven
Left burners inoperable, repair

2.3 Kitchen/Electrical Hazards
Kitchen GFCI has hot/neutral reverse, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.12 Bathroom/Tub or Shower
1. Resurface tub

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Repair soft spot on wall by toilet

3.8 Bathroom/Floor Condition
Repair soft spot on floor by front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

1/20/2026 Tenant no show 1:26pm, picture submitted
1.3 Living Room/Electrical Hazards
Outlet right of front door has hot/ neutral reverse. Repair
2.3 Kitchen/Electrical Hazards
Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water over walls, repair
1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:22am
1.4 Living Room/Security
Front door not closing and locking as designed, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged kitchen cabinet left of refrigerator
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing batteries, replace

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate.

12/9/2025 Tenant no show 1:09pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom fixed wash basin or lavatory drain has a major leak.

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:57am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable (light & fan)

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Repair damaged flooring

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 9:45am, picture submitted

3.6 Bathroom/Ceiling Condition
Repair cracks on bathroom ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlets right side of sink missing cover plates, install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 No access to unit as it is vacant and no representative from property management present

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:10am, picture submitted

3.12 Bathroom/Tub or Shower
Install safety guides for shower doors

3.6 Bathroom/Ceiling Condition
Repair bathroom ceiling

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:00am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:05am, picture submitted

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
12/30/2025 Tenant no show 11:08am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
JC-1-20-26 Mgr emailed requesting an ext to 2/2. R/S from 1/29 to 2/2.
11/13/2025 No entry with property manager as tenant not home and dog is loose inside of unit.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Secure thermostat to wall

1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email

1.4 Living Room/Security
Complete repairs to door and install missing section of door trim

1.7 Living Room/Wall Condition
Complete wall repairs underneath window. Paint damaged section and install missing floor trim

1.8 Living Room/Floor Condition
The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.6 Bathroom/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year lifespan

4.5 Other Rooms/Window Condition
Complete repairs to window frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit, gas appliances present

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
2.5 Kitchen/Window Condition
Window frame damaged, repair.

Window must be openable and remain open without props.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration inside of toilet
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:00am. Unable to get direct access to unit as there is a door that leads to unit that was locked. No response from exterior doorbell located outside of shared door for units #4 & #6.
10-13-25 no show took picture sent email
12-8-25 no show property management no access to unit
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
Tenant no show 7/3/2025 10:05am. No response from knocking on door or ring camera. Only unit located in parking lot. Picture taken.
10-13-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
back hall heater inop - repair/replace
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly repair/replace
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-8-25 no show no access to property took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink leaking
3.5 Bathroom/Window Condition
both bathroom windows not stay open - repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.5 Bathroom/Window Condition
screen missing
4.5 Other Rooms/Window Condition
screens in bedrooms missing
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway/living room Co detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
Property reported as sold
10-13-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email12-8-25 no show took picture sent email1-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email

8.2 General Health and Safety/Exits
clear items/egress blocking downs stairs back door from opening fully
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing
1.1 Living Room/Living Room Present
PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279
JC-12-2-25 Spoke to the owner and rescheduled the 12/26 inspection to 1/22 she will be in town for the inspection. Please call the number above

PLEASE GIVE 30 MIN PRE-CALL TO O AT 415-269-0279. M.T - this was noted prior to the last date but was not on the route -JC 12/2
11/17/2025 No direct access to unit at "The Beach at Marina Bay". Gate codes are by tenant name and not address. This information or a gate code not provided. No number listed for owner. Pictures submitted.
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24 - the stove has to be replaced.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-2-20-26 Tenant is not available on 2/24. R/S to 2/26. Advised her to alert the manager/owner
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room door frame damaged, repair
7.4 Heating and Plumbing/Water Heater
Repair damaged discharge line
8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior
1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, screen missing. Replace and repair

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet fronts left of stove
3.3 Bathroom/Electrical Hazards
Replace missing cover plate for light switch
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stairs/deck damaged, not secured. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
10/23/2025 Tenant refused entry as they stated they were unaware of inspection. Owners number goes straight to voicemail. Picture taken.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level1
- faucet gas constant drip, repair
- resurface sink
3.3 Bathroom/Electrical Hazards
Replace damaged outlet with GFCI 1/2 bath level 1

- Replace outlet in bathroom 2 level 2 with GFCi
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- underneath window. Replace damaged receptacle
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
8.6 General Health and Safety/Interior Stairs and Common Halls
Repair holes in wall on stairwell leading to level 2
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector level 2 inoperable, repair
1.1 Living Room/Living Room Present
10/22/2025 OWNER to call City and make arrangements for all units on site to be inspected. There are 3 units on site and this inspection was not for entire site. Explained to tenant that each unit must be scheduled. THIS IS FOR FRONT UNIT ONLY WHICH WOULD TECHNICALLY BE UNIT "A"

12/12/2025 Tenant no show 12:35PM, NO RESPONSE TO DOORBELL ON EXTERIOR OF ENTRANCE. Picture submitted.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- cover plates missing (x2)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
10/22/2025 Called outsource it as unit is a duplex. Owner has to call and have both nits scheduled as this is not a single family home. Picture taken

ADDRESS IS 336 20th St. #A

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.
- secure flush handle on 1/2 bathroom level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace damaged cover plate under left window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, REPAIR

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair/replace

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:05. Spoke with tenant through ring camera and she thought owner would provide entrance. Owner not present.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

11/5/2025 Tenant no-show 9:40am. Spoke with tenant through ring camera, unaware of todays inspection. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace

1.1 Living Room/Living Room Present
CH-10-21-25 Pre call 30 min prior 925-323-7318

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
12/15/2025 No entry as tenant has changed the locks on the door and the PM doesnt have a key. Picture submitted.

1.1 Living Room/Living Room Present
JC-10-28-25 Owner called in stating the tenant was home all day.. no entry 10:15am. Inspector provided a photo. Advised her of that information. She asked If we could waive a re-inspection should there be a third inspection - advised no.

10/28/2025 per note above tenant no show 10:15am. No response to doorbell or knocking on door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances from yard

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
09/05/25- Owner called in stating that this unit is a section 8 unit and therefore exempt from our program. Advised him of the necessary documents needed as proof of this. Gave him our email to send over. M.T

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
10/07/25- Tenant called in wanting another ext. Went through the fails and they are all very minor. Advised T we are not able to grant another due to the one that was already granted. M.T

CH-8-11-25 r/s from 8-14-25 to 9-10-25 tenant can not get off work

11/7/2025 Tenant no show 12:10pm. No response to knocking on front security gate. Dogs barking inside of front window. Picture submitted.

2.10 Kitchen/If No Stove
OVEN TEMPERATURE DISPLAY MISSING, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove.

TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL

6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, repair

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater

8.1 General Health and Safety/Access to Unit
Install unit number on exterior of front of house to identify that unit B is on the rear right side of house. Install unit number on mailbox as well located on front fence

8.10 General Health and Safety/Site and Neighborhood Conditions
Fill open trench hole in rear yard across from washing machine

6.4 Building Exterior/Condition of Exterior Surfaces
Install weatherproof covers on exterior outlets

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit like baseboard heaters

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet right of GFCI has no power, repair

1.1 Living Room/Living Room Present
10-14-25 no unit #13 spoke with owner
12-9-25 no unit #13 spoke with owner
1-21-26 no unit #13 spoke with owner

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted
caulking behind sink damaged - repair/recaulk

3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing/inop -repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway living room smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

2.12 Kitchen/Sink
sink leaking - repair/replace
cabinet underneath sink water damaged - repair/replace

1.4 Living Room/Security
living room screens missing/damaged/not right size - repair/replace

4.5 Other Rooms/Window Condition
all bedroom windows screens missing/damaged - repair/replace

1.5 Living Room/Window Condition
living room screens missing/damaged/not right size - repair/replace

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
08/15/25- Spoke to pm, PLEASE GIVE THEM A 30 MIN PRE-CALL AT 510-706-0395 OR 510-372-4049 for any future inspection. M.T

7/28/25 - No show 10:43 am locked gate, yellow and brown house.
9-8-25 no show took picture sent email they stated they were not notified of any inspection.
11-2-25 no show spoke to owner she stated she wasnt notified of inspection
1-21-26 no show spoke with owner
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - recaulk
over flow plate missing
4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing - repair/replace
4.4 Other Rooms/Security
unable to inspect 3 bedroom due to doors being locked
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom closet doors off track - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 MIN PRE-CALL AT 510-776-6322
CH-10-7-25 r/s from 11-25-25 to 12-11-25 tenant out of country
30 min pre-call to owner 510-776-6322
8/20/25 No show 3:08 pm, beige/yellow house picture taken.
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3 bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
living room / hallway - Co detector missing
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
living room /hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater
1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
09/08/25- PLEASE GIVE TENANT A 30 MIN PRE-CALL FOR ANY FUTURE INSPECTIONS. PLEASE CALL 510-518-9385. M.T
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email called number no answer
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
9-8-25 no show took picture sent email
11-2-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in ceiling - repair/repaint
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- outlet behind stove has hot/neutral reverse

2- install gfci by kitchen sink
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1- Regular outlet has open grounds
2- GFCI has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances and building supplies from yard
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE FROM 9/10/25
JC-6-5-25 Spoke to the owners son and r/s the 7/16 inspection to 9/10 - ADVISED FIRST AND FINAL R/S as we are only supposed to go out two weeks per the ordinance for the first inspection.

2.10 Kitchen/Stove or Range with Oven
Stove/ Oven inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. secure shower control knob, loose
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door (Tenant)

Install striker plate on door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall has no power
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to move bed blocking only window in room (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
NO ACCESS TO BACKYARD, LOOSE DOGS
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector missing, replace/install
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door damaged right side of refrigerator, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.4 Secondary Rooms/Other Potential Hazardous Features
Dining room window screen missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
30 min PRE-CALL BEFORE ARRIVAL TO THE FIRST PROPERTY 415-787-3668 (please leave a voicemail with the estimated arrival time)

JC-7-8-25 Spoke to the owner who expressed extreme frustration regarding todays inspections. Per the owner she did not receive a call or a voicemail from the inspector. Advised the inspector called (no answer) and there was a locked gate. Advised she will receive another notice in the mail. The inspector also indicated he left a voicemail around 12pm. The owner barely let me talk and advised she would be billing the city for her time.

7/8/2025 Tenant no show 1:45pm, no access to unit as security gate locked. Per note above. called owner and got no answer for multiple units. This unit is a pink house with white and brown trim. Picture taken.
8.10 General Health and Safety/Site and Neighborhood Conditions
install separate mail box for units.
1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 10:00am. Grey house with brown trim, honda and lexus in driveway. No response to knocking on door and doorbell.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Secure water heater straps to wall
8.4 General Health and Safety/Garbage and Debris
Remove clutter in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees from front and backyard
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 1:40pm. No response to doorbell or knocking on door. Cream colored house with white trim, dog barking inside of unit.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust throughout
2.11 Kitchen/Refrigerator
Replace, current refrigerator has rust on interior and exterior
4.10 Other Rooms/Smoke Detectors
Replace, smoke detector exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
4.4 Other Rooms/Security
bedroom locked unable to inspect

1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
living room smoke/Co detector missing

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.4 Bathroom/Security
remove key door lock from door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show 12:15pm

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

3.4 Bathroom/Security
interior door frame damaged -repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking /around water heater

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:05pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response to knocking on door or doorbell. Additional ring camera inoperable 12:18pm
1-22-26 no show took pictures sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light stays on
replace hood range fan screen cover
2.12 Kitchen/Sink
dishwasher not draining properly / drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
both bathroom toilet bases loose - repair/replace
3rd floor bedroom bathroom toilet not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not properly secured
3.12 Bathroom/Tub or Shower
top of all shower walls peeling up - repair/recaulk/repaint
3.3 Bathroom/Electrical Hazards
light in toilet room inop
3.5 Bathroom/Window Condition
screen missing -repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st and 3rd floor smoke /Co detector inop
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show property management no access to unit

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show, no response from knocking on door or ring camera 12:20pm
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show, refusal of entry. 7/11/2025 3:10pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Spoke with tenant through ring camera, she stated she was not home. 12:20pm
1-22-26 no show took pictures sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI not testing properly
3.12 Bathroom/Tub or Shower
both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio floor has large dips in flooring - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on entryway stairs - worn/stained - repair/replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:12pm. Ring camera inoperable. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

2.10 Kitchen/Stove or Range with Oven
BURNERS NOT SELF LIGHTING, REPAIR

REAR RIGHT BURNER KNOB MISSING, REPLACE

tenant to clean grease splatter on stove, range hood and walls surrounding

2.12 Kitchen/Sink
dishwasher not draining properly - drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
top of shower wall peeling - repair/recaulk/paint

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.1 General Health and Safety/Access to Unit
garage door not opening

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR

- C02 detector level 3 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
- Common area smoke detector level 1 above garage missing, replace

- outlet left of garage door damaged, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

Tenant no show 7/11/2025 3:08pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

9/11/2025 Tenant no show. Neighbor states unit may be currently vacant.
1-22-26 no show took pictures sent email

1.4 Living Room/Security
clear egress from blocking patio door from opening fully

4.4 Other Rooms/Security
remove key door lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-1-30-36 Owner called in and spoke to CH and was cold transferred to AL. Owner was calling back to confirm a R/S date for 1/27 as previously discussed. Called the owner and left a voicemail advising him to cb to schedule again
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email

Tenant no show 7/11/2025 3:13pm. Camera in window. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

2.10 Kitchen/Stove or Range with Oven
Oven display panel damaged, repair

Range hood light inoperable, repair

Range hood vent screen missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door right of stove missing, replace

4.10 Other Rooms/Smoke Detectors
Secure smoke detector base to ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage inoperable, exceeds 10 year life span, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 3 removed, replace

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector level 2 missing, replace

1.1 Living Room/Living Room Present
CALL SCOTT 30MIN PRIOR FOR ACCESS 510-867-5821
11/6/2025 SPOKE WITH SCOTT PM NEEDS TO RESCHEDULE ALL 8 UNITS. NEEDS MORE TIME ON REPAIRS AND SOME INSPECTOR WASNT ABLE TO GET INTO. HE WILL BE THERE NEXT TIME. MOVED FROM 11/7/2025 TO 12/10/2025 1PM-4PM. ALISON

1-22-26 no show took pictures sent email
Tenant no show 7/11/2025 3:02pm. Spoke with owner over the phone, unaware of scheduled inspections. He stated he just got home from China and wasnt aware. He will follow up with scheduling dept.

3.12 Bathroom/Tub or Shower
Shower knob damaged, common bathroom level 2. Repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access

4.5 Other Rooms/Window Condition
DECLUTTER room, no access to window which is only fire exit in room

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

1.1 Living Room/Living Room Present
Tenant no show 4/14/2025 11:45 am, upstairs unit
12-18-25 no show sent email camera wasnt working

1/23/2026 Tenant no show 11:43am, picture submitted

1.5 Living Room/Window Condition
bottom of window from damaged badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink damaged - repair/replace

2.7 Kitchen/Wall Condition
wall behind table damaged - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
front bedroom outlet not working properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21
1/23/2026 Tenant no show 9:40am

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust around drain

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking heater

8.7 General Health and Safety/Other Interior Hazards
clear egress blocking back door from opening fully

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-23-25 no show took picture sent email

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath left window has open grounds, repair

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair
4.4 Other Rooms/Security
Rear door will not close as designed, repair
1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
10-17-25 no show property management no access to unit
12-12-25 no show under renovation
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
2.4 Kitchen/Security
clear egress behind door from opening all the way leading down to garage
1.1 Living Room/Living Room Present
no show property management no access to unit
1-23-26 no show property management wasnt notified of any inspections
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
broiler inop - repair/replace
hood range fan inop - repair/replace

2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door lock from bedroom door
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/discolored - repair/recaulk
shower head leaking - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items from blocking access to water heater
1.1 Living Room/Living Room Present
no show 10-27-25 took picture sent email
12-19-25 no show under renovation
1-23-26 spoke with owner under renovation no longer renting
1.1 Living Room/Living Room Present
GIVE CALL UPON ARRIVAL AT 719-320-3063
01/26/26- T called in and expressed frustration on the previous 3 attempts. I asked if there is a locked gate and he stated there is but there is a note there that gives inspector specific instructions to enter. Advised of upcoming insp for 02/03. M.T

9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email no note on gate no contact number giving on 2-3-26
1.1 Living Room/Living Room Present
01/26/26- LL called in and expressed frustration in finding an electrician to complete electrical work. LL requested an EXT for the insp on 01/27. Re-scheduled to 02/24 between 1-4pm. LL agreed. M.T

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement
8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2
1.1 Living Room/Living Room Present
CH-5-28-25 Pre call owner 30 min prior 415-235-5306

6/24/2025 TENANT IN UNIT SICK. INSPECTION TO BE RESCHEDULED, OWNER PRESENT
10-30-25 no show no access to property took picture sent email

1/26/2026 Tenant no show 12:30pm, picture submitted
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose -repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
caulking in tub cracking badly -recaulk/repair/replace
8.1 General Health and Safety/Access to Unit
no show- 08/28/2025
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
1/26/2026 Tenant no show 11:45am, picture submitted
2.13 Kitchen/Space for Storage, Prep and Serving
Caulking behind sink damaged, repair
4.4 Other Rooms/Security
Remove sliding lock mechanism from door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, install
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in front of unit in yard
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
1.1 Living Room/Living Room Present
11/5/2025 Tenant refused entry for inspection. States apartment is a mess and she is not ready and will accept any penalties that may come from refusal. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Clean discoloration on window
8.4 General Health and Safety/Garbage and Debris
Declutter patio and hot water heater closet
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-29-25 no show no access to property dogs in yard took picture sent email
4.4 Other Rooms/Security
remove key door locks from all bedroom doors must be privacy lock
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
8/25/25 No show 1:24 pm, gray house.
10-31-25 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key /code locks from all bedroom doors
1.1 Living Room/Living Room Present
Tenant no show 7/15/2025 2:34pm. Individual at residence refused entry as he was house sitting and not aware of scheduled inspection.

9/9/2025 Tenant no show, possible vacant unit. Picture taken at 1:42pm

11/5/2025 Tennant not aware of inspection and states he just moved into apartment less than 30 days ago @ 11:00am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-324-2283 -JC 11/13
CH-10-8-25 r/s from 10-10-25 to 11-14-25 tenant had a family emergency
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
9-15-25 no show took picture sent email

no show- 11/07/2025 11:08 off white rear unit.
1.4 Living Room/Security
Install striker plate on door frame, missing
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged gate in rear of unit
8.1 General Health and Safety/Access to Unit
refused at door-07/24
8.2 General Health and Safety/Exits
garage door not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not working properly - repair/replace
1.1 Living Room/Living Room Present
CH-1-14-26 r/s from 1-16-26 to 1-26-26 owner is out of town
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace damaged receptacle in garage on right wall.
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
1.1 Living Room/Living Room Present
no show property management no access to unit
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base in both bathrooms loose - repair/replace
1.1 Living Room/Living Room Present
12-17-25 no show unit under renovation
1.1 Living Room/Living Room Present
no show tenant stated i wouldnt be able to inspect any of the rooms due to people being sleep in them. stated i needed to goin rooms in order to complete inspection ir i wouldnt be able to do the inspection . tenant stated oh well
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room fan cover missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
no show property management no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
no show property management no access to unit
2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air Rader needs replacing
5.4 Secondary Rooms/Other Potential Hazardous Features
remove recyclables from the bottom of stairs and garage
8.3 General Health and Safety/Evidence of Infestation
Exterminate for mice.
8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard
1.1 Living Room/Living Room Present
OWNER OCCUPIED - OWNER SENT PROOF VIA EMAIL IN OCT OF 25
2020 CUTTING BLVD

11-10-25 no show took picture sent email
12-31-25 No show no C only 2016 2018 & 2020
1.1 Living Room/Living Room Present
JC-1-27-26 Spoke to the owner and rescheduled the 2/26 inspection to 2/9. She needs a sooner date.
1.1 Living Room/Living Room Present
GATE CODE (CAR)#5478 AND PEDESTRIAN GATE #1988
30 MIN PRE-CALL 415-531-7027 TO OWNER
10-29-25 no show took picture sent email
1.1 Living Room/Living Room Present
TENANT NO SHOW 6/19/2025 2:50PM, YELLOW HOUSE WITH WHITE TRIM. PICTURE TAKEN AND ATTACHED TO INSPECTORS DAILY SCHEDULE
10-31-25 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
caulking in tub badly worn - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
no show- 08/26/2025 11:23
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has a large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
Tenant no show 5/16/2025 9:40am

11/7/2025 Tenant no show 11:00AM, NO RESPONSE TO KNOCKING ON DOOR. NUMBER LISTED FOR OWNER NOT IN SERVICE
1-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
12/26/2025 Common area smoke detector in unit, no CO2 detector

1.1 Living Room/Living Room Present
INSPECTOR PLEASE MAKE SURE WHEN YOU GET THERE LOOK AT THE CALL BOX FOR ELK OR CALL 720-272-3056 FOR ACCESS. ADVISED TENANT SHE WILL AUTO. BE RESCHEDULED WITH NOTICES MAILED OUT. ALISON

Tenant no show 7/18/2025 1:07pm. Corner house right behind security gate, Nissan Rogue in front of garage. No response to knocking on door.

9/12/2025 No access to unit as it is located behind locked neighborhood security gate. Call box at "The Prometory" has names not addresses, not able to gain access as tenant information not provided. Picture taken.

11/10/2025 Tenant no show/ no access 12:30pm. Per previous notes no direct access as callbox has tenants names, not unit numbers. This information or gate code must be given for access to unit.

1-27-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch coverplate missing, replace

2.3 Kitchen/Electrical Hazards
Replace damaged outlet at end of kitchen countertop (cracked receptacle)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
9-11-25 no show sent email
11-4-25 no show took picture sent email
12-29-25 under renovation
1-27-26 no show took picture sent email

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they never received notice of inspection

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

1.1 Living Room/Living Room Present
8/11/2025 Tenant no show. NO DIRECT ACCESS TO UNIT AS IT IS BEHIND LOCKED SECURITY GATE. No response from call box at 11:53am. Picture taken "Point Richmond Apts"

9-11-25 no show sent email
1-27-26 no show took picture sent email

No show- 11/06/2025 10:53 gate locked could not enter property.

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke inop

1.1 Living Room/Living Room Present
CH-10-9-25 r/s from 10-13-25 to 11/14/245 owner needs more tome
Tenant no show 8/14/2025 12:45pm. Locked gate leading to unit. No response from doorbell which is located outside of gate. Grey house with white trim, Grey SUV in driveway.
12-30-25 No show took picture sent email

1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email
12-31-25 No show took picture sent email

4.4 Other Rooms/Security
remove keylock .

4.7 Other Rooms/Wall Condition
broken closet door. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

5.4 Secondary Rooms/Other Potential Hazardous Features
could not properly inspect garage. due to clutter. remove garbage and debris

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater . repair or replace.

8.4 General Health and Safety/Garbage and Debris
remove garbage and debris from side and backyard

8.6 General Health and Safety/Interior Stairs and Common Halls
damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.

1.1 Living Room/Living Room Present
9-22-25 no show owner stated there was no unit with that address
11-20-25 no show owner stated there is no unit with that address
1-2-25 no show took picture sent email
1-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
No access to window, tenant to clear items

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall

4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator leaking, repair or replace
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and cabinets
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/discolored - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
GIVE 30 MIN PRE-CALL AT 510-710-7597. M.T
01/28/26- Spoke to O, she requested a week ext due to needing a bit more time to complete repairs.
RE-scheduled from 01/30 to 02/13 between 9am-12pm. O agreed. M.T

9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK.
MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM
COFIRMED. ALISON
3.6 Bathroom/Ceiling Condition
Peeling paint on ceiling, treat severe black discoloration on ceiling

6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-734-2111 (MANAGER)
jc-1-28-26 Mgr called and requested a r/s. R/S from 2/2 to 2/13
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
11-17-25 no show no entry tenant was very aggressive & verbally threating. She did not allow property management and myself inside unit to do inspection

1/27/26 owner provided proof unit is section 8
1.4 Living Room/Security
security screen door knob/key not working/locking properly
repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub worn - clean/resurface/repair
3.7 Bathroom/Wall Condition
bottom of wall behind toilet - worn/damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
clear items/egress blocking patio door access
1.1 Living Room/Living Room Present
ADDRESS IS 6115 Orchard Ave CALL 30MIN PRIOR 510-222-7213
JC-1-28-26 Waived (1) R/i fee for the Feb inspection. Advised owner this is a 1-time courtesy due to an error on our part.
1/14/2026 OWNER CALLED IN TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-12-16-25 pre call 30 min prior 510-222-7213

10/28/2025 Tenant sick, to be rescheduled
ADDRESS IS 6115 Orchard Ave
1.3 Living Room/Electrical Hazards
Outlet at entry of unit has open grounds, repair
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
4.5 Other Rooms/Window Condition
Window screen tethered, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-1-28-26 Spoke to the mgr and rescheduled the 2/25 inspection to 3/25. WAIVED R/I FEES (2) TOTAL.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

2.6 Kitchen/Ceiling Condition
pantry ceiling water damaged - repair/replace

4.4 Other Rooms/Security
remove egress from blocking window
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

4.7 Other Rooms/Wall Condition
hole in master bedroom closet wall - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
4.4 Other Rooms/Security
bedroom closet door of track - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace

1.1 Living Room/Living Room Present
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
living room/hallway smoke/Co detector missing not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-1-29-26 Granted EXT from 2/2 to 5/1 - owner has to pull permits and deal with PG&E. Advised him of the new date and to alert the tenant to this change via email.
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace

4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals

3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom

3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.

2.10 Kitchen/Stove or Range with Oven
Range hod fan and light inoperable, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV on left wall from entry

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle at entry of unit
1.1 Living Room/Living Room Present
JC-7-15-25 PRE-CALL 510-375-2481 30 MIN PRIOR TO ARRIVAL. The owner called and advised he only received notices for two of the rentals for 7/10/25. Advised I am unsure why when they are all under the same client. He will check back in a few weeks to confirm the date should he not get notices. Added pre-calls for the next visit.
Tenant no show 7/10/2025 10:42am. Beige house with security gate. Picture taken.
8.4 General Health and Safety/Garbage and Debris
Remove old furniture in yard
1.1 Living Room/Living Room Present
9-16-25 No show took picture sent email

11/07/2025 12:30
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors both inoperable, replace

1/30/2026 Living room smoke detector inoperable, replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged outlet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
5.4 Secondary Rooms/Other Potential Hazardous Features
Clean excessive dust build up on laundry room vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit.
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It.
2.12 Kitchen/Sink
Secure kitchen faucet to sink base
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector batteries removed, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 Chanslor

11/18/2025 Tenant no show 10:00am, picture submitted.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Repair ceiling, large water bubble and discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7/31/2025 Called outsource it regarding this site. 1215 Chanslor is a single dwelling unit, the property in the rear is 1217 Chanslor. No number provided for owner, no previous inspections at site to verify per OutSource It. ADDRESS IS 1217 1/2 Chanslor

11/18/2025 Tenant no show 10:05am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2- Install window locks on windows
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.7 General Health and Safety/Other Interior Hazards
Install CO2 detector in unit, gas appliances present

Remove key lock on hall closet door
1.1 Living Room/Living Room Present
11-10-25 no show took picture sent email
3.6 Bathroom/Ceiling Condition
discoloration above shower - remove
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from blocking heater

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

1.1 Living Room/Living Room Present
11-17-25 spk w LL r/s from 12-17-25 to 12-31-25 will be out of town pre call 30 min prio 510-965-7566
10/28/2025 Tenant no show 11:05am. No response from ring camera or knocking on door. Brown house with white trim.

1.1 Living Room/Living Room Present
30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom - missing/inop - repair/replace

1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.

1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling

4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .

4.7 Other Rooms/Wall Condition
Repair cracks on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

4.4 Other Rooms/Security
Remove deadbolt lock from door and cover openings from where lock was removed.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:57am, picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
Move appliances from patio

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Window cranks missing, replace

4.8 Other Rooms/Floor Condition
Repair damaged flooring

4.4 Other Rooms/Security
Secure door knobs to door

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install patio screen

1.1 Living Room/Living Room Present
12/30/2025 No access to unit as it is vacant and no representative from property management present

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Install safety guides for shower doors
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:05am, picture submitted
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:08am, picture submitted
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install patio screen
1.1 Living Room/Living Room Present
10/6/2025 TENANT NO SHOW 1:10PM

11/20/2025 Tenant no show 1:17pm, picture submitted

1/5/2026 Tenant no show 11:18am, rear upstairs unit. Picture submitted
2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show 1:07pm

11/20/2025 Tenant no show 1:15pm, picture submitted

1/5/2026 Tenant no show 11:23am, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10/23/2025 Address is a commercial laundromat. Picture taken.
12/15/2025 Per previous note above, address is for laundromat not a residential dwelling. Picture submitted.

1/5/2026 SITE IS COMMERCIAL LAUNDROMAT, no number listed for oner. Picture submitted

2-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10/28/2025 No access to unit as front security gate at site is being repaired and callbox inoperable. Picture taken.

1/9/2026 Tenant no show 10:45am, no access to unit as no response from call box. Picture submitted

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
1-13-26 no show took picture sent email
2-2-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor tub faucet leaking - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Per owner the tenant is on s8 (CC county). Called owner at 10:54am (707-724-3031) and left a detailed voicemail explaining he will need to email proof of the exemption for the inspection to be cancelled. Fees will not be waived as the owner must alert RRIP prior to the first inspection date. Owner called back and is aware.
10/27/2025 Tenant no show 10:15am. Yellow house with brown trim. No response to doorbell or knocking on door. For Ranger in driveway

12/17/2025 Tenant no show 11:05am, no response to knocking on door or doorbell. Picture submitted.

2-2-26 no show took picture sent email
1.1 Living Room/Living Room Present

1-5-25 no show took picture sent email

2/3/2026 No access as exterior ring camera inoperable, gate/door leading to unit locked. Picture submitted
1.3 Living Room/Electrical Hazards
no electricity in unit unable to inspect
1.8 Living Room/Floor Condition
tiles throughout unit - damaged/broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
no power in unit
2.12 Kitchen/Sink
faucet base leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.8 Bathroom/Floor Condition
tiles -damaged/broken - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
1-5-25 no show took picture sent email
2/3/2026 tenant no show 10:25am, no response from ring camera or knocking on door. Pictures submitted
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors inop -
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning over not properly secure/stable - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop - repair/replace

1.1 Living Room/Living Room Present
JC-1-12-26 Called owner @ 12:56pm (left a detailed message asking her to email us a statement should she need an extension due to the status or a statement if it will be sold). Advised her to cb should she have questions.
JC-1-9-26 The unit is vacant and in disarray. The inspection was not conducted and will be marked as a no entry due to the current condition. The prior tenant left the unit in a terrible condition, and it needs extensive rehab. Will contact the owner to instruct them to provide a written statement regarding the current status.
10/21/2025 Tenant no show, house is currently being renovated and portion of home is sealed off internally for repairs. Pictures taken.

2/3/2026 Owner not present 10:10am, workers present working on unit not aware of scheduled inspection. Pictures submitted

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
3-0 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-18-25 no show under renovation
1-8-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval.
11-17-25 no show unit under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-2-4-26 Unit is vacant and under reno per the pm. Granted a 6 month ext with approval

11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-3-20-26 Owner emailed requesting extension. Rescheduled from 3/25 to 4/30
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email

2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window
4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the owner and rescheduled the inspection to 3/2 - she needs more time for the tub. Owner advised I told her the inspection would be free because she complained about the initial result (she does not believe the tub should have failed) advised I would review the call and f/u
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
1.1 Living Room/Living Room Present
JC-2-4-26 Spoke to the tenant and rescheduled the 2/20 inspection to 3/2. Owner is finishing a few repairs that may cause the unit to fail. Advised her to alert the mgr of the new date.
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-22-25 no show took picture sent email
11-20-25 no show took picture sent email
1-5-25 no show took picture sent email
2-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:30PM, NO RESPONSE AT RESIDENCE. No answer from ring camera, picture submitted. No answer at pre-call for owner.
2-3-26 no show took picture sent email no access to property
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
all bathrooms GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
clear egress from blocking garage back door
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 925-324-2283 --JC 11/24
10-10-25 no show no access to property took picture sent email

1/7/2026 Tenant NO SHOW 12:35PM, NO RESPONSE AT RESIDENCE. Picture submitted. No answer at pre-call for owner.

2-3-26 no show took picture sent email no access to property
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

1.1 Living Room/Living Room Present
JC-2-5-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (he will be out of town). Mailed new notice

10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame
5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room
8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12/31/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228 for 01/05 insp. M.T

11/12/25- GIVE O 30 MIN PRE-CALL AT 510-502-5228. M.T
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
CH-8-28-25 r/s from 8-29-25 to 10-16-25 repairs not done pre call 510-734-2111

10/16/2025 Tenant no show 1:30pm. Per note above, inspector not sent pre-call list so the number listed above was not called.

12/5/2025 Tenant no show/ no access as front door to complex locked. No response from pre call. Pictures of pre-call and unit submitted 1:50pm

2/9/2026 Tenant no show 10:15am. Spoke with owner over the phone who stated he wanted to reschedule inspection and that he called scheduling department 2/6/2026. Picture submitted
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in living room and front room inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON
1.1 Living Room/Living Room Present
JC-2-9-26 Spoke to the property manager and rescheduled the 2/10 inspection to 2/25 - they are waiting on some parts still
1/16/2026 Tenant no show 1:50pm, picture submitted
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of living room window

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop

3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:13 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/CO2 detector inoperable, replace

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:19 pm picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
11/25/2025 SPOKE WITH OWNER JIM. HE THOUGHT ALL UNITS ON SAN JOAQUIN WERE ON TODAY. THERE WAS ONLY ONE. THE OTHER 4 ARE ON 1/8/2026. ASKED IF WE CAN MOVE THE ONE FOR TODAY TO THAT DATE. ADVISED I WILL CALL HIM BACK. HAVE TO CHECK WITH INSPECTOR FIRST. INSPECTOR HASNT GONE YET. ADVISED UNIT WILL BE RESCHEDULED TO 1/8/2026 1PM-4PM. PLEASE CROSS OFF. CONFIRMED. ALSO CONFIRMED WITH JIM THIS WILL BE FOR 1/8/2026 1PM-4PM WITH THE OTHERS. JIM CONFIRMED AND WILL NOTIFY TENANT. ALISON

8/6/25 No access 1:16 pm, 16 year old male said mom was not home. picture taken

8.1 General Health and Safety/Access to Unit
Patio screen damaged/ torn at bottom. Repair

1.1 Living Room/Living Room Present
30 min pe-call 510-590-1269 -JC 10/21
8/6/25 No show 1:24 pm, picture taken
9-25-25 No show took picture sent email
11-21-25 No show spoke with own he stated he received a notice stated the inspections were 11-25-25 not 11-21-25

4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:34am. Lower right unit downstairs. No response to knocking on security gate

10/17/2025 Tenant no show 11:50am. PM present, no key for unit.

1/9/2026 Tenant no show, PM has no key for unit 1:00pm. Picture submitted
2-9-26 no show took picture sent email

1.1 Living Room/Living Room Present
8/21/2025 Tenant no show 9:38am. Upstairs right unit, unit appears to be vacant.

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2. They need a Monday appt.
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/26 inspection to 3/5. They would like to be there.
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email

2.1 Kitchen/Kitchen Area Present
dishwasher no working properly

3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the owner and rescheduled the 2/25 inspection to 3/3 (to be on the same date as his other rental)
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-2-10-26 Spoke to the tenant and rescheduled the 2/26 inspection to 2/27. Tenant cannot be there on the 26th and there is no onsite manager.
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. Lock box on gate

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration - remove - repaint

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms missing/inop - repair/replace

4.4 Other Rooms/Security
bedroom closet door missing - repair/replace

1.1 Living Room/Living Room Present
1/16/2025 Tenant no show 1;05pm, no response to knocking on door or doorbell. Picture submitted

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show. Owner present and has no key for unit.

12/11/2025 No access as unit is under renovation, maintenance team not aware of inspection. Picture submitted

1/16/2026 Tenant/Owner no show 1:33pm, picture submitted

2/10/2026 Unit under renovation, tenant/owner not present 9:35am

1.1 Living Room/Living Room Present
10/21/2025 Tenant no show, tenant states she was not aware of inspection scheduled today. Picture taken

12/11/2025 No access as unit is being renovated. Maintenance team not aware of inspection. Picture submitted.

1/16/2026 Tenant/Owner no show 1:40pm. Picture submitted

2/10/2026 Tennant no show 9:30am, no response from doorbell or knocking on door. Picture submitted
1.1 Living Room/Living Room Present
NOTE ON ROUTE Please go between the scheduled window and alert of us if you will be running late

12/11/2025 Tenant no show 1:00pm. Picture submitted

1/16/2026 Tenant no show 12:53pm, no response from knocking on door. Ring camera inoperable. Dog barking inside of unit, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover on front exterior outlet.
8.1 General Health and Safety/Access to Unit
Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerators/appliances from rear of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-882-9286 JC -10-1-25
8/6/2025 Tenant no show 2:20pm, upstairs right unit. Picture taken.

9/26/2025 Unable to perform inspection as minor only person present 10:00am.

11/19/2025 Tenant no show 11:40am. No answer at pre-call, no response to knocking on door at residence.
1.1 Living Room/Living Room Present
12/9/2025 SPOKE WITH BETTY NEEDS MORE TIME ON REPAIRS. MOVED FROM 12/18/2025 TO 1/9/2026 11AM-2PM. BETTY CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.5 Kitchen/Window Condition
screen missing
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

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1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show tenant stated they werent aware of any inspection
2/13/2026 Tenant no show 11:48am, picture submitted.
3.12 Bathroom/Tub or Shower
over flow plate missing
tub diverter missimg
3.8 Bathroom/Floor Condition
caulking at tub base worn- recaulk repair
8.7 General Health and Safety/Other Interior Hazards
window on side of house broken - repair/replace
1.1 Living Room/Living Room Present
9/26/2025 SPOKE WITH MICHELLE NEEDS TO RESCHEDULE 10/9/2025 DOESNT WORK HAS TO WORK. MOVED FROM 10/9/2025 TO 11/14/2025 FRIDAYS WORK BEST SHE HAS IT OFF. 11/14/2025 1PM-4PM COFIRMED. ALISON
6.1 Building Exterior/Condition of Foundation
Foudation Damaged. Large cracks in rear yard, repair
1.1 Living Room/Living Room Present
10-10-25 no show took picture sent email
11-26-25 no show took picture sent email
1-13-26 no show took picture sent email
2/13/2026 Tenant no show 12:00pm, no response to knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair

4.4 Other Rooms/Security

clear egress from blocking window

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet

1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box inside of hall closet
2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property
3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
Repair hole behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
2.1 Kitchen/Kitchen Area Present
dishwasher not working properly - repair/replace
2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair
1.1 Living Room/Living Room Present
2/18/26 as of 2/14/26, owner certifies property is vacant and will no longer be rented.

30 min pre-call 510-325-9811
JC-1-2-25 Owner called after hours on a holiday and provided the pre-call number for today
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet bases in bathroom loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.
1.7 Living Room/Wall Condition
Repair damaged heater in living room
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Spoke to the owner who called and requested to reschedule as she was out of town and will not be available. Rescheduled from 2/25 to 3/11. Advised her to alert the tenants to this change.

1.1 Living Room/Living Room Present
JC-2-18-26 Owner called in to confirm the inspection for 3/25. Determined 850 was rescheduled not this unit (duplex) called the owner and left a detailed voicemail advising it has been rescheduled.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet right side of heater

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

3.7 Bathroom/Wall Condition
wall/ceiling above shower discolored - remove

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.4 Living Room/Security
Front door doesnt close as designed, repair

2.12 Kitchen/Sink
Replace missing rubber splashguard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms

1.1 Living Room/Living Room Present
JC-2-19-26 Owner emailed a requested to reschedule. rescheduled from 2/26 to 3/25

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
JC-2-19-26 Owner called and requested a reschedule (this is a duplex) 850 was rescheduled to 3/25 already. Was not removed from route is error. There should be no penalty for the first inspection to the owner.

1.1 Living Room/Living Room Present
JC-2-19-26 Spoke to the pm and granted an ext from 2/27 to 3/25. They went through HO insurance for the repairs, and it has been delayed.

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Replace missing vent fan cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, unit has not thermostat. Install and repair heating system
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, PM says they dont have key for restoration unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
2.7 Kitchen/Wall Condition
Repair large opening on wall underneath sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
4.3 Other Rooms/Elecrtical Hazards
Outlet under window has no power, upper receptacle. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy.
Picture submitted.
1.4 Living Room/Security
Remove latch lock from front door
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry

4.4 Other Rooms/Security
unable to inspect bedroom due to being locked

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace

3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

5.2 Secondary Rooms/Security
garage door locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture

4.10 Other Rooms/Smoke Detectors
all 3 bedroom smoke detectors missing

3.4 Bathroom/Security
remove key lock from door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater mot working properly - repair/replace

8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.7 Kitchen/Wall Condition
Patch holes on walls in kitchen pantry

3.12 Bathroom/Tub or Shower
Resurface tub

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.

2.11 Kitchen/Refrigerator
Door not closing as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink

2. Dishwasher inoperable, repair

4. Subflooring underneath sink damaged from active leak, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
4.4 Other Rooms/Security
Door damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled throughout unit, clean carpet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for R/I/ per pm.
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
3.7 Bathroom/Wall Condition
master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15 per manager request.
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
leaking underneath - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet handle loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent cover missing
3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-2-20-26 Spoke to the owner and granted ext from 2/27 to 3/30. She needs more time for repairs.
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
3.13 Bathroom/Ventilation
Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

1.5	Living Room/Window Condition screen missing - replace
4.5	Other Rooms/Window Condition bedroom screen missing - replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub diverter inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front/back yard has large amount of overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking bedroom window for access
8.10	General Health and Safety/Site and Neighborhood Conditions yard has large amount of overgrowth - cut/remoe
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security unable to inspect bedrooms due to door being locked
4.10	Other Rooms/Smoke Detectors bedroom in garage missing smoke detector
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in garage loose - repair/replace
3.12	Bathroom/Tub or Shower upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces all window frames on building peeling/damaged badly - repair/repaint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they didnt get notice of inspection

1.1 Living Room/Living Room Present
30 min pre-call 510-230-33322-25-26 no show owner stated the unit is commercial

1.1 Living Room/Living Room Present
GIVE 1 HR PRE-CALL AT 408-512-4366

7/22/2025 Tennant no show 2:33pm. Pink house with white trim. Picture taken.

9/17/2025 tenant no show 1:00pm

11/10/2025 Tenant no show 1:55pm. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1 and in basement

8.7 General Health and Safety/Other Interior Hazards
Replace missing battery in common area smoke detector level 2

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***
JC-2-23-26 Owner called and requested a r/s. R/S from 2/27 to 3/25. He is still working on repairs.
JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 415-309-0435
JC-2-23-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/2.
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email

1.4 Living Room/Security
front security gate deadbolt not working/locking properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace

3.4 Bathroom/Security
remove key door lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
JC-2-23-26 Spoke to the owner (they are not available on 2/25) rescheduled to 3/2pm

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted

3.12 Bathroom/Tub or Shower
Tub has constant drip once cut off, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit

1.7 Living Room/Wall Condition
hallway walls damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

3.12 Bathroom/Tub or Shower
Resurface tub (Master Bdrm)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
12/3/2025 Unable to perform inspection as tenant is extremely sick.

2.12 Kitchen/Sink
1- Garbage disposal inoperable, repair

2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.

3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Clean discoloration on window seals

8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

1.6 Living Room/Ceiling Condition
Complete repairs to ceiling, evidence of water damage

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit

2.12 Kitchen/Sink
dishwasher door handle damaged - repair/replace

1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit

3.12 Bathroom/Tub or Shower
faucet dripping - repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit

1.4 Living Room/Security
patio screen damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.12 Kitchen/Sink
dishwasher inop

3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing

4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.7 Bathroom/Wall Condition
toilet roll holder missing

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant refused entry, picture taken.

2.12 Kitchen/Sink
Splashguard missing, replace

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

2. Range hood light inoperable, repair

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Repair leaking garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

1.3 Living Room/Electrical Hazards
Outlet underneath TV has no power, repair/replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.

3.12 Bathroom/Tub or Shower
tub badly worn resurface/replace

4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.

4.5 Other Rooms/Window Condition
all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace

1.4 Living Room/Security
patio screen door damaged - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair

4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Install outlet and light switch cover plates in living room and hallway

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in

2.11 Kitchen/Refrigerator
Not tested, not plugged in

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
large discoloration around window - remove
3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace
1.4 Living Room/Security
security screen door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk
2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace
2.4 Kitchen/Security
clear egress blocking door
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
back unit 1st flr smoke detector missing
3.2 Bathroom/Electricty
motion detector light not working properly - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
Orwner reported site was sold
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email car detail shop at address
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE PROVIDE A DETAILED REPORT ON THE TUB SHOULD IT NOT PASS ON 3/2 -JC 2/25

3.12 Bathroom/Tub or Shower
tub worn - resurface/repair

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested a r/s (r/s from 2/27 to 3/25)
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
CH-10-28-25 call to gain access 510-235-2773
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

1.1 Living Room/Living Room Present
JC-2-25-26 Owner called in and requested an extension. Rescheduled from 2/27 to 3/25.
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
12/8/2025 Tenant no show 10:40am. No response to knocking on security gate or doorbell. Picture submitted.

2/25/2026 Tenant no show 10:07am, no response from doorbell or knocking on front security gate. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
hood range light not working properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Master bedroom faucet handle broken not working as designed - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom and hallway GFCI outlet missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 408-449-3162
10/22/2025 Tenant no show 10:25am. No response to knocking on door. Picture taken.

12/8/2025 Tenant refused entry, states she wasnt aware of todays inspection. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
1.1 Living Room/Living Room Present
12/11/2025 Tenant no show 11:54am, picture submitted

2/25/2026 Tenant no show 9:45am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-7-17-25 Spoke to owner who advised he will be out of town until 8/21 - r/s the inspection to 9/3am. Advised him to notify the residents.

9/3/2025 Tenant no show 10:25am, upstairs left unit.

11/5/2025 Tenant no show 9:45am. Picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Move items blocking heater, unable to test heater
1.1 Living Room/Living Room Present
CH-2-4-26 spk w T r/s from 2/10/26 to 2/25/26 tenants twins birthday is the 10th
10-10-25 no show took picture sent email
11-25-25 No show took picture sent email
2.12 Kitchen/Sink
Dishwasher air gap cover damaged, replace
3.12 Bathroom/Tub or Shower
Clean discoloration inside tub
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing cover plate on outlet on right wall
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clean discoloration on window

4.4 Other Rooms/Security
Replace damaged bedroom door and install striker plates
6.4 Building Exterior/Condition of Exterior Surfaces
Install weather proof covers on all exterior outlets
8.4 General Health and Safety/Garbage and Debris
Declutter entire unit, trash scattered throughout all rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
1/16/2026 Tenant no show 1:50pm, picture submitted
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- lower outlet on wall across from countertop
3.12 Bathroom/Tub or Shower
Install safety guides on glass shower doors bathrooms 1 & 2
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door, leads directly to outside of unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd flr GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd flr toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd flr sink not properly secure to wall - repair/replace
1.1 Living Room/Living Room Present
JC-2-26-26 Granted FINAL ext. Owner advised he is having vendor issues/weather (rain) has caused delays for the exterior fail. Advised this would be the final r/s as repairs must be completed within 4 months.
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 2/27 inspection to 3/11. Advised her to alert the tenant.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.1 Living Room/Living Room Present
JC-2-26-26 Spoke to the owner and rescheduled the 3/2 inspection to 3/12 (owner has a serious medical treatment on 3/2 and the tenant would like the owner to be there)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

12/9/2025 Tenant no show 10:04am. No response to knocking on front gate.

2/26/2026 Tenant no show 9:12am, picture submitted

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind front door missing coverplate

1.4 Living Room/Security
Front door missing deadbolt lock, repair

1.6 Living Room/Ceiling Condition
Complete repairs to damaged ceiling. Large opening covered up.

1.7 Living Room/Wall Condition
Repair peeling paint on walls

2.10 Kitchen/Stove or Range with Oven
1. Replace rusted range hood

2. Oven knob missing, replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken and missing cabinet door. repair and replace.

2.3 Kitchen/Electrical Hazards
1. Kitchen outlet missing cover plate, replace

2. Install GFCI by kitchen sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

3.6 Bathroom/Ceiling Condition
Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.

3.7 Bathroom/Wall Condition
Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

2/26/2026 Tenant no show 9:15am, picture submitted

3.5 Bathroom/Window Condition
Repair window, evidence of water leak

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/7/2025 Tenant no show, no response to knocking on security gate.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kitchen cabinet above stove has evidence of water damage, repair/replace

3.3 Bathroom/Electrical Hazards
Bathroom GFCI has no power and wont reset as designed, repair

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.6 Other Rooms/Celing Condition
Repair, evidence of water damage

4.7 Other Rooms/Wall Condition
Repair, evidence of water damage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 tenant no show 10:26am

1/20/2026 Tenant no show 10:12am, picture submitted

2/26/2026 Tenant no show 9:22am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 10:40am

1/20/2026 Tenant refusal of entry 10:20am, picture submitted

2/26/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:00am

12/9/2025 Tenant no show 11:00am

1/20/2026 Tenant no show 11:00am, picture submitted

2/26/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:20am

12/9/2025 Tenant no show 11:09am

1/20/2026 tenant no show 11:36am, picture submitted

2/26/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:24am

12/9/2025 Tenant no show 11:18am

1/20/2026 tenant no show 11:38am, picture submitted

2/26/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate. 11:28am

12/9/2025 Tenant no show 11:20am

1/20/2026 Tenant no show 11:42am, picture submitted

2/26/2026 Tenant no show 11:13am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 11:25am

1/20/2026 Tenant no show 11:45am, picture submitted

2/26/2026 Tenant no show 11:17am, picture submitted

1.1 Living Room/Living Room Present

2/26/2026 Tenant no show 11:19am, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:00pm

1/20/2026 Tenant no show 1:05pm, picture submitted

2/26/2026 Tenant no show 1:07pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate or doorbell.

12/9/2025 Tenant no show 1:02pm

1/20/202 Tenant refusal of entry 1:08pm, states they were not aware of scheduled inspection

2/26/2026 Tenant no show 1:10pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:05pm

1/20/2026 Tenant no show 1:10pm, picture submitted

2/26/2026 Tenant no show 1:13pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:07pm

1/20/2026 Tenant no show 1:12pm, picture submitted

2/26/2026 Tenant no show 1:16pm, picture submitted

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:11pm

1/20/2026 Tenant no show 1:17pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

8.10 General Health and Safety/Site and Neighborhood Conditions
Seal opening above exterior side of front door

1.1 Living Room/Living Room Present
8/7/2025 Tenant no show/refusal of entry. Correct address is 2601 Center Ave, the address listed 2520 Ohio Ave is back side of complex. Spoke with OutSource It as number listed for owner is for property management group that doesnt oversee this site. Last inspection at site was 2017 per OutSource It. Notices need the correct address.

10/7/2025 Tenant no show, no response to knocking on security gate.

12/9/2025 Tenant no show 1:19pm

1/20/2026 Tenant no show 1:22pm, picture submitted

2/26/2026 Tenant no show 1:27pm, picture submitted

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
JC-2-26-26 R/S from 3/26 to 3/19 per tenant request (DR appt). Advised they alert the owner

3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
10-14-25 no show
12-9-25 no show took picture sent email
2-26-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range vent fan cover missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
both bedroom smoke detectors missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co inop
hallway light inop hallway smoke inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show property management wasnt notified of any inspections
1.1 Living Room/Living Room Present
1-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
12-19-25 no show tenant was sick
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom faucet base loose - repair/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway smoke inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE #2426 -JC 10/29 (tenant called the information in at 3:00pm today) call 916-812-2426 if needed
JC-1-21-26 Spoke to the tenant and rescheduled the 1/27 inspection to 2/24. The owner has to replace the stove.
10-29-25 no show no access to unit took picture sent email
1.4 Living Room/Security
patio door handle broken/damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
burner knob broken - repair/replace
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
faucet handle not properly secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-12-23-25 call 30 min prior 408-835-5970
8/12/2025 10:15am TENANT NO SHOW, UPSTAIRS LEFT UNIT.

10/10/2025 Tenant no show 9:40am. No response to knocking on security gate.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
1. Move items behind door to allow door to open as designed (TENANT)

2. Install striker plate on door frame

3. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Secure window screen

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle underneath window

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector / carbon monoxide detector inoperable, repair

1.1 Living Room/Living Room Present
8/12/2025 TENANT no show 10:20am, upstairs unit on left side

10/10/2025 Tenant no show. Door open with music playing. No response to knocking on gate or verbal announcement. 9:45am

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances, building supplies and furniture from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover inop
heater inop -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing - repair/replace

1.1 Living Room/Living Room Present
JC-1-9-26 Owner called in and requested a reschedule. R/S from 1/20 to 2/27
12-10-25 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 3:05pm. No response to doorbell or knocking on door. Brown house with white trim.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair/replace damaged drawer front across from kitchen sink

3.12 Bathroom/Tub or Shower
Replace damaged tub knob

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.3 Other Rooms/Elecrtical Hazards
Replace damaged cover plate on outlet located by closet

8.1 General Health and Safety/Access to Unit
Rear door by kitchen will not open, repair (fire exit)

1.1 Living Room/Living Room Present
10/24/2025 Tenant no show 2:00pm. No response from knocking on door or doorbell. Picture taken.

12/16/2025 Tenant no show 1:00pm. No response from doorbell or knocking on door. Picture submitted.

1/21/2026 Tenant no show 11:42am, picture submitted

2/27/2026 Tenant no show 10:30am, person at residence is housekeeper whom couldnt allow permission inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email

4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on left wall

1.1 Living Room/Living Room Present
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
1.4 Living Room/Security
porch light inop
1.6 Living Room/Ceiling Condition
ceiling bulging - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email
2.8 Kitchen/Floor Condition
floor damaged -repair/replace
3.12 Bathroom/Tub or Shower
shower h/c handle missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.8 Bathroom/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors in both bedrooms inop
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-1-21-26 MGR CALLED IN ADVISING THE TENANT REPORTED NO ONE WENT OUT YESTERDAY. THE INSPECTOR SUBMITTED A PHOTO - NO ENTRY AT 1:08PM. THE MGR WAS VERY UPSET AND ADVISED SHE WILL TALK TO THE TENANT AND CALL THE CITY AS SHE IS NOT HAPPY.
10-15-25 no show took picture sent email
1-20-26 no shoe took picture sent email
8.7 General Health and Safety/Other Interior Hazards
stairs going down stairs smoke/Co detector missing

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email
12-8-25 no show took picture sent email
1-20-26 no show took picture sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
12-10-25 No show took picture sent email

3.12 Bathroom/Tub or Shower
above top of shower damaged - repair
caulking inside and around shower tub worn - repair/recaulk

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-10-25 No show took picture sent email
1-22-26 no show took pictures sent email
2-27-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-12-1-25 pre call 510-374-8653 gate code 1121
10/28/2025 No access to unit as there is a security gate at "The Beach at Marina Way". Access to unit is based off of tenants name, not unit numbers. This information is not provided. Picture taken.

1.1 Living Room/Living Room Present
2018 CUTTING BLVD11-10-25 no show took picture sent email12-31-25 No show spoke with owner they stated no a,b,c only 2016 2018 2020 no show 1-30-26 2016 b is 2018

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

4.4 Other Rooms/Security
Install door knob and striker plates

1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

10/6/2025 Tenant states unit was already inspected. OutSource It has no records of previous inspection.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old wood in rear of complex
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-9-25 no show under renovation
11-5-25 No show property management stated under renovations
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant- unit is under construction
1.1 Living Room/Living Room Present
CH-12-10-25 r/s from 12-30-25 to 1-22-26 due to renovation advise pm to call 1 week before to give a final date for inspection 510-910-9072
9-8-25 no show under renovation
11-5-25 No show property management stated under renovation
3/2/2026 No show property management stated under renovations through intercom, picture submitted
8.1 General Health and Safety/Access to Unit
vacant - unit under construction
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:30am. No response to doorbell or knocking on door. Cream house with white trim.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
8-7-25 no show took picture
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
3.12 Bathroom/Tub or Shower
1. Tub diverter knob stick, will not rotate to shower mode.

2. Repair leak behind left water control knob.
3.3 Bathroom/Electrical Hazards
Install GFCI protected outlet in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration and cobwebs from window and window seals
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
8-7-25 no show spoke with owner and he stated unit was vacant
9-24-25 No show took picture sent email
11-21-25 No show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/co2 inoperable, repair or replace
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
1.1 Living Room/Living Room Present
10/28/2025 Tenant no show 12:40pm. No response from doorbell or knocking on security gate.
1-22-26 no show took pictures sent email
1.1 Living Room/Living Room Present
CH- call owner 30 MIN PRE-CALL 415-309-0435
JC-5-18-26 Spoke to the owner and scheduled the re-inspection for 6/3. Advised her to alert the tenant. 30 min pc to number above.
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
downstairs toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
downstairs sink faucet bae loose - repair/replace
3.4 Bathroom/Security
remove key door lock from door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front as screws are sticking out of causing a hazard.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

2.10 Kitchen/Stove or Range with Oven
1. Oven inoperable, fail code present. repair or replace

2. Right rear burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard

1.1 Living Room/Living Room Present
JC-3-3-26 Owner called in and advised they will be out of town on 3/17. R/S to 3/31 she will alert the tenant

1.1 Living Room/Living Room Present
no show property management no access to unit

2.4 Kitchen/Security
clear items/egress/recyclables from blocking access to garage hallway
clear egress/items/recyclables from behind door to garage hallway from opening fully

8.7 General Health and Safety/Other Interior Hazards
clear hallway of items staked 4ft and higher - safety hazard

1.1 Living Room/Living Room Present
JC-3-3-26 Spoke to the owner who requested a reschedule since the tenant is moving out. Rescheduled from 3/16 to 3/31

1.1 Living Room/Living Room Present
JC-3-3-26 Granted ext from 3/12 to 4/8 (owner is out of town and needs more time for repairs)
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION CONERN: LEAD (see posted notice at property and take photo) AND MOLD. Please confirm if there is a child (a person under 20 years old or a pregnant woman occupying the unit) Please fill out attached city forms.
JC-8-25-25 Spoke to the tenants daughter and confirmed a complaint inspection for 8/27/25 between 11-2pm.

8/27/2025 Lead sign is a common sign that is posted at complexes and commercial buildings. Per notes, pictures taken and submitted. Only resident inside of unit is a 88 year old woman, no pregnant woman nor children in unit.

3/3/2026 Tennant no show 1:00pm, no response from doorbell or knocking on front door. Picture submitted
1.8 Living Room/Floor Condition
Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8 Other Rooms/Floor Condition
Flooring heavily soiled, clean or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area carpeting heavily soiled, clean or replace
1.1 Living Room/Living Room Present
CH-10-21-25 pre call 510-691-6729 gated area
Tenant no show 9/24/2025. No access to locked/secured complex. No response as number on callbox is not in service. 2:20pm.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
11/12/25- FOR ANY FUTURE INSP, GIVE 30 MIN PC AT 510-685-2210. M.T
CH 9-8-25 r/s from 10-28-25 to 11-12-25 Owner is out of the country pre call 510-685-2210

11/12/2025 Tenant no show 10:30am. No direct access to unit as door leading to unit is locked. No response from doorbell or peer-call to owner. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
4.5 Other Rooms/Window Condition
Window screen torn/weathered. repair/replace

1/30/2026 NOT ON OWNERS LIST, picture submitted to OutSource it.
1.1 Living Room/Living Room Present
12/12/2025 Tenant no show 2:05pm, picture submitted.
1.6 Living Room/Ceiling Condition
Repair cracks on living room ceiling
4.6 Other Rooms/Celing Condition
Repair large cracks on ceiling .
4.7 Other Rooms/Wall Condition
Repair cracks on walls
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair cracks on dining room walls and ceiling.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to outside of unit
1.1 Living Room/Living Room Present
8/25/25 No show 2:05 p.m. gray house.
10-31-25 no show took picture sent email
12-22-25 owner stated house wasnt being used as rental
2.12 Kitchen/Sink
Dishwasher inoperable, repair, replace or remove
2.3 Kitchen/Electrical Hazards
Non GFCI outlets have open grounds, repair or replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, (1998) exceeds 10 year life span

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 2:00pm. No response to knocking on security gate. Corner house.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Window screen damaged, repair

3. Repair damaged interior window frame

5.3 Secondary Rooms/Electrical Hazards
Replace missing over plate on right wall in rear/left room

8.1 General Health and Safety/Access to Unit

2. Install door sweep on rear door

8.4 General Health and Safety/Garbage and Debris
Remove old appliances in rear of unit

1.1 Living Room/Living Room Present
10/22/2025 Tenant no show 11:30am. Picture taken

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, interior and exterior

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Cancel (unit in north Richmond)

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner who requested to reschedule the 3/34 inspection to 3/27 (this date is better for her tenant)

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and rescheduled the 3/27 inspection to 3/25 (owner will be traveling and would like to be there)

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted

1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- replace damaged outlet by patio door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners/oven inoperable. Repair or replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
replace fan vent cover
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY PER PM.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 (LEAVE A VOICEMAIL IF THEY DO NOT ANSWER) -JC 11/17
2/9/2026 Tenant no show 10:08am, no response from pre call or knocking on tenants front door. Picture submitted of pre call and no show.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.1 Living Room/Living Room Present
JC-3-5-26 Tenant called in and requested a reschedule (he is off on Mondays) rescheduled to 4/6
1.1 Living Room/Living Room Present
03/05/26- Spoke to owner, she requested to re-schedule the insp on 03/24 for any other day due to not being available. Re-scheduled to the day after 03/25 between 9am-12pm. O agreed, she will inform T as well. Sent notices. M.T
1.1 Living Room/Living Room Present
LOCATED IN UNINCORPORATED CCC
1.1 Living Room/Living Room Present
RECEIVED PROOF OF SALE
1.1 Living Room/Living Room Present
property was sold
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
30 minute precall 734-355-3932
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner who called and requested a R/S. R/S from 3/17 to 3/25am
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
03/05/26- Inspection cancelled due to it being duplicate of I.D 8918 M.T
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1 (tenant has a surgery)
1.1 Living Room/Living Room Present
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-512-3387 -JC 12/15
JC-3-5-26 Owner called and requested to move the inspection up. R/S from 4/27 to 3/31
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted

2.12 Kitchen/Sink
deteriorated caulking. recalk sink

2.4 Kitchen/Security
backdoor hard to open and close repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace missing screens

7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.

8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector

8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing - repair /replace
close opening/access allowing birds to get in water heater closet - health hazard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.

2.12 Kitchen/Sink
dishwasher not working properly

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.3 Bathroom/Electrical Hazards
Secure light switch to wall
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
2.12 Kitchen/Sink

dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door knob missing/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair

8.1 General Health and Safety/Access to Unit
clear egress on patio
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
1-21-26 no show no took picture sent email
3.3 Bathroom/Electrical Hazards
3rd floor bathroom GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing - repair/replace
1.1 Living Room/Living Room Present
03/06/26- Spoke to pm, he stated tenant is not available for the date on 03/06 and requested something for end of april on a Friday preferably. There was no opening that was a friday in that area (04) so we confirmed for 05/01 between 9am-12pm. PM agreed and will notify tenant. M.T
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.1 Living Room/Living Room Present
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
1.1 Living Room/Living Room Present
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
1.1 Living Room/Living Room Present
03/09/26- Spoke to owner, she requested a re-schedule from the insp on 03/17 due to wanting to be present and cant be due to work. She stated tenant has a dog and they have had issues in the past so she would like to be present to assure insp goes smoothly. Re-scheduled to 03/31 between 1-4pm. O agreed and will advise T. M.T
1.1 Living Room/Living Room Present
03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
1.4 Living Room/Security
Remove keyed entry lock on interior door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.4 Other Rooms/Security
Secure door knob to door
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4.5 Other Rooms/Window Condition
Window crank damaged, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.4 Living Room/Security
Install striker plate on door frame
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

2.12 Kitchen/Sink
Recaulk kitchen sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Recaulk tub

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Caulk tub level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the owner who requested to r/s (needs a Mon) when he is off work. R/S from 3/17 to 4/6.

1.1 Living Room/Living Room Present
JC-3-11-26 Spoke to the tenant and rescheduled the 3/18 inspection to 4/1pm. He cannot be there and the owner asked him to be present.

1.1 Living Room/Living Room Present
JC-3-11-26 Owner called and advised there is work currently being done on the house. Granted rescheduled from 3/24 to 5/1.

1.1 Living Room/Living Room Present
JC-3-11-26 Tenant called in and advised she has to work. R/S the 3/16 inspection to 4/1 and advised her to alert the owner of the change.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

3.3 Bathroom/Electrical Hazards
Install GFCI outlets in bathrooms 1 & 2. Outlets did not reset with outlet tester nor have stickers on them. Owner present and is aware that the code requires GFCI by water sources. Unable to trace where GFCI for bathrooms may be in home. Owner could not present master GFCI. Owner states we should be able to look up past inspections. Stated I have no access to that information.

1.1 Living Room/Living Room Present
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-3-12-26 R/S FROM 3/2 TO 3/12 WAS NOT COMPLETED BY ME IN ERROR. CALLED THE OWNER AND LEFT TWO VOICEMAILS ASKING HER TO CB TO CONFIRM A NEW DATE (ADVISED SHE WOULD NOT BE BILLED FOR THE NEXT VISIT AS THE 3/2 DATE SHOULD NOT HAVE BEEN ATTEMPTED). OWNER WILL CB TO SCHEDULE.

9/17/2025 OWNER REQUEST EXT 2 WEEKS OR MORE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 9/17/2025 TO 10/29/2025 1PM-4PM. ALISON
10-29-25 no show took picture sent email no access to property dogs in yard
1.4 Living Room/Security
replace weather strip
1.5 Living Room/Window Condition
replace screens
2.5 Kitchen/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.4 Other Rooms/Security
remove keylock
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
cracked cement steps and handrails leading to front door.

broken front fence do not open and closed repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and paint on exterior of home
8.3 General Health and Safety/Evidence of Infestation
evidence of roaches professional exterminator is required.
8.4 General Health and Safety/Garbage and Debris
remove non-working vehicle garbage and debris from back yard.
8.6 General Health and Safety/Interior Stairs and Common Halls
broken stair rails repair or replace

repair broken light fixture over stairs
8.7 General Health and Safety/Other Interior Hazards
replace smoke and co detector
1.1 Living Room/Living Room Present
JC-3-12-26 Tenant called in and advised he has a surgery scheduled 3/16. R/S to 3/23 and advised him to alert the owner of this change.
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes. Hole in ceiling, and possible mold.
1.1 Living Room/Living Room Present
MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450
2-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-508-5408
JC-3-13-26 Spoke to the owner and granted a R/S from 3/27 to 4/20 (first and final reschedule). He indicated the tenant should be moving out between the 10th-13th and he will email us once it is vacant because the property is being sold. Advised if it not vacant by the scheduled date the inspection must take place.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
1.1 Living Room/Living Room Present
03/13/26- Spoke to owner, he requested an ext due to some renovations being done in the unit. Re-scheduled for 05/13/26 between 9am-12pm. O agreed. Sent updated notices as well that he requested. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T

03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.
1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/ from 3/16 to 4/1.

1.1 Living Room/Living Room Present
JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
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JC-3-13-26 Mgr emailed requesting a reschedule tenant nor manager can be there. R/S from 3/16 to 4/1.
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/10/26 unit is section 8

03/16/26- Owner called in, stated this unit is SECTION 8. O stated she is sending in proof. Inspection was re-scheduled from 03/19 to 04/06 due to her not being available and needing more time to send in proof. M.T

4/6/2026 Per previous notes, unit is a HUD unit and should be exempt. Owner will submit proof via email as mail form has not been cleared.
1.1 Living Room/Living Room Present
03/16/26- O called in and stated this unit is BUISNESS RESIDENTIAL. Is sending in proof of that. Unit was re-scheduled from 03/19 to 04/06 due to not being available and needing more time to send in proof. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she stated this unit is OWNER OCCUPIED and is sending in proof of that. Re-scheduled unit due to her not being available and needing more time to send in proof. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
03/16/26- Spoke to O, she requested a re-schedule due to not being available and needing more time to send in proof for other units. Re-scheduled from 03/19 to 04/06. M.T

1.1 Living Room/Living Room Present
JC-3-16-26 Spoke to the owner and granted an extension from 4/2 to 5/20. He needs more time to make the repairs

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all of bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223

1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St

1.1 Living Room/Living Room Present
9-17-25 no show property management had no access to unit.
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock inoperable, repair

3.6 Bathroom/Ceiling Condition
Repair peeling paint on bathroom ceiling on shared bathroom level 1

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.6 Living Room/Ceiling Condition
Repair crack/peeling paint on ceiling

8.1 General Health and Safety/Access to Unit
Clear items being stored behind door so it opens as designed (fire exit)

1.1 Living Room/Living Room Present
9-17-25 No show property management no access to unit
11-12-25 no show property management had no access to unit.
1-6-26 no show property management had no access to unit.
3/16/2026 No access to units as callbox to unit is inoperable and front door is locked. No answer from number listed.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure smoke detector to ceiling or wall, currently not mounted

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 9:54am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall from entry

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 9:43am, picture submitted

3/16/2026 Tenant no show 9:50am, picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Window cranks missing, replace

1.1 Living Room/Living Room Present
12/30/2025 Tenant no show 11:00am, picture submitted
3/16/2026 Tenant no show 9:56am, picture submitted

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure front door deadbolt lock mechanism to door, loose

1.1 Living Room/Living Room Present
CH-3-2-26 r/s from 3-3-26 to 3-16-26 recved request ph# 510-812-7912
10/8/2025 Tenant no show 9:52am. No access to unit, locked security gate leading to unit. Picture taken.

12/29/2025 Tenant no show 10:54am, left side unit at duplex. Picture submitted

3/16/2026 Tenant no show 9:40am, spoke with owner over the phone and he was not aware of scheduled inspection. Picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, range hood screen also missing. Replace and repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window lock damaged, repair or replace

4.4 Other Rooms/Security
Rear door will not close as designed, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.

1.1 Living Room/Living Room Present
3/16/2026 Address is a commercial barbershop, picture submitted and call made to OutSource It regarding property.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No answer at door that has address listed above it.

1.1 Living Room/Living Room Present
3/16/2026 Address is left of a commercial barbershop, picture submitted and call made to OutSource It regarding property. No address listed for far left unit which may be 967 13th St,

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

1.1 Living Room/Living Room Present
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

1.1 Living Room/Living Room Present
01/05/25- Tenant called in this morning requesting an ext due to wife being in the hospital. Per Jen, we are not able to grant another ext since we already granted one before. Advised T inspection must stay on. T agreed. M.T

JC-12-25-25 rcvd request from city to reschedule. Called the tenant and confirmed 1/5 --FINAL RESCHEDULE-- he was already rescheduled once.

1/5/2026 Tenant no show 2:15pm, picture submitted

2-2-26 no show took picture sent email
3-16-26 no show took picture sent email

2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing

1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair

3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace

1.5 Living Room/Window Condition
living room window broken - safety hazard - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - 2 front burners not working - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in both 2x bathrooms - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email

1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.12 Kitchen/Sink
water pressure very low - repair
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
back hall bathroom wall peeling - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back hallway sink water pressure very low - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

6.1 Building Exterior/Condition of Foundation
front of house crawl space open access to - - rodents/critters - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath left window has hot/neutral reverse, repair

8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation

3.12 Bathroom/Tub or Shower
Low water pressure, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Outlet by rear door
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Damaged outlet presents an electrical hazard.

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the owner who advised the tenant has covid. R/S from 3/18 to 4/3. (Confirmed inspector had not gone to the property before rescheduling)
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
1- Patio screen and lock damaged, repair

2- Patio door lock inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
2.11 Kitchen/Refrigerator
Refrigerator Leakage Present.
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant refused entry for inspection
2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet has evidence of water damage, repair or replace

4.7 Other Rooms/Wall Condition
Repair hole behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

7.5 Heating and Plumbing/Water Supply
building hot water not get hot - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who advised the 6th will not work. He has to work that day. Moved the inspection up to 3/30 when he is off.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
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JC-3-18-26 Spoke to the mgr and rescheduled the 3/23 inspection to 4/6 (not available). She will alert the tenants.

1.1 Living Room/Living Room Present
JC-3-18-26 Spoke to the tenant who called and advised they are not available 3/26. R/S to 4/2 and advised her to alert the owner/mgr of the new date

8.7 General Health and Safety/Other Interior Hazards
living room and 2nd fl smoke /Co detector missing/inop

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing

3.6 Bathroom/Ceiling Condition
discoloration on shower ceiling - remove

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-18-26 no show tenant stated they werent notified

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
3-18-26 no show no entry, owner stated unit wasnt being rented
2.10 Kitchen/Stove or Range with Oven
hood range light inop
8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
3-19-26 no show commercial property took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub in rear bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/ repair/replace
bathrooms 1 & 2
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
1.1 Living Room/Living Room Present
PLEASE GO TO THIS ONE FIRST IF POSSIBLE
30 min pre-call 510-542-4844 (owner Mary Chabot)
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present

* Tenant to clean excessive food/grease splatter on stove/range hood
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-542-4844 (owner Mary Chabot)
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway

8.1 General Health and Safety/Access to Unit
Replace missing patio door screen

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean inside of toilet

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Replace missing door knob

4.8 Other Rooms/Floor Condition
Repair damaged flooring

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

1.4 Living Room/Security
patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-2-10-26 Tenant called and advised manager/maintenance has not started any repairs

3.12 Bathroom/Tub or Shower
tub damaged badly repair/replace
tub peeling - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range fan inop - repair

3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted

2.12 Kitchen/Sink
faucet handle loose - repair/replace

2.6 Kitchen/Ceiling Condition
hole above shower - repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
No access to breaker box in hall closet

1.1 Living Room/Living Room Present
JC-3-19-26 Spoke to the tenant and rescheduled the 3/25 inspection to 4/3 due to surgery.

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19

1.1 Living Room/Living Room Present
jc-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 but this unit is owner occupied so she is to send in proof.

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
JC-3-19-26 spoke to the owner and rescheduled from 3/24 to 5/20 (unit is currently under renovation).

1.1 Living Room/Living Room Present
Tenant submitted refusal form WITHOUT required owner signature and is adamant that he will not obtain it as he feels it is irrelevant. Tenant was advised to notify the owner they are refusing to allow the inspection.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI missing

3.12 Bathroom/Tub or Shower
2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose on both toilets 2x - repair/replace

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection

1.1 Living Room/Living Room Present
3/20/2026 CALL 30MIN PRIOR 502-386-4228 REQUEST FOR INSPECTOR TO SHOW ID AS AN INSPECTOR. BUS CARD OR BADGE. SPOKE WITH OWNER ELIZABETH. RESCHEDULED FROM 3/24/2026 TO 4/8/2026 11AM-2PM ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.5 Living Room/Window Condition
window broken -repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing in 2x bedrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet Cold handle not working/stopping properly repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
hood range screen needs replacing
2.1 Kitchen/Kitchen Area Present
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove hood range light inop
replace hood range fan screen
4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - REPAIR/REPLACE
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
1.5 Living Room/Window Condition
windows throughout unit not forming a tight seal vey loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.9 General Health and Safety/Interior Air Quality
unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7 Other Rooms/Wall Condition
bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4 Other Rooms/Security
bedroom door not properly secure - repair/replace
3.7 Bathroom/Wall Condition
wall has a very large amount of discoloration - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
ceiling has very large amount of discoloration - remove/reapir/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
discoloration on shower ceiling and walls -remove
caulking in badly discolored - repair/replace
1.4 Living Room/Security
front door security screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn/discolored - remove /repair/recaulk
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling peeling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
caulking badly worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - repair/replace/recaulk
2.12 Kitchen/Sink
caulking behind sink very badly worn - remove/repair/recaulk
cabinet underneath sink water damaged - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
1.1 Living Room/Living Room Present
3/20/2026 Units have been previously inspected this year. Confirmed with OutSource It. Picture submitted.
4.4 Other Rooms/Security
Remove key locks from interior doors
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath thermostat
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors
8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2 General Health and Safety/Exits
Patio screen door damaged, repair
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub bathroom #2
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Outlet in rear bathroom has open neutral, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level

2.12 Kitchen/Sink
Faucet has constant drip, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak

3.12 Bathroom/Tub or Shower
Caulk inside of tub

4.4 Other Rooms/Security
Install striker plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails

8.1 General Health and Safety/Access to Unit
Install striker plates on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, replace

2. Install some detector and carbon monoxide detector lower level

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Window lock damaged, replace

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-3-23-26 Spoke to the owner who advised they are closing on the property on 3/26. Provided a final r/s from 3/25 to 4/2 and advised he must submit the closing statement prior to inspection date for it to be cancelled.
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
GATE CODE: #0388 CALL FOR ACCESS IF NEEDED 415-602-4527. (NOTATE ON EVERY ROUTE)

1.1 Living Room/Living Room Present
30 MIN PC 916-225-2336
03/23/26- Spoke to O, requested a re-schedule from 03/24 to 04/21 between 11am-2pm due to O having an emergency and not being available. O agreed to new date. M.T

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.
3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
INSTALL GFCI in in law unit
3.7 Bathroom/Wall Condition
Clean discoloration on walls (in law unit in rear)
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span
3.4 Bathroom/Security
Remove key lock from door
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub
4.8 Other Rooms/Floor Condition
Install transition strip
2.10 Kitchen/Stove or Range with Oven
Range hood button damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector
8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.3 Kitchen/Electrical Hazards
outlet underneath window missing cover plate, install.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window lock damaged, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

3.5 Bathroom/Window Condition
Window screen damaged, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

1.4 Living Room/Security
Install striker plates

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
back toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
burner inop all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
front door damaged - repair/replace
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.3 Kitchen/Electrical Hazards
Outlet underneath left window missing cover plate, install
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Leak behind tub control knobs while in use, repair
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater cover damaged, replace

2. Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
1.5 Living Room/Window Condition
Window lock damaged, repair or replace
2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed
3.7 Bathroom/Wall Condition
Repair damaged wall above tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, must be inspected
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt on bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each floor of unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-5462

4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector and carbon monoxide detector on each level of unit

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace

2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint

4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater

1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint

4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Clean black discoloration on window and window seals

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate
3.12 Bathroom/Tub or Shower
Resurface tub
2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Unable to test sink, being replaced at time of inspection
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet left of stove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling
1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet underneath window
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

1.1	Living Room/Living Room Present 3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1	Living Room/Living Room Present 3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
1.1	Living Room/Living Room Present 3-23-26 no show took picture sent email
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition ceiling badly discolored - remove/repair/repaint
3.12	Bathroom/Tub or Shower tub leaking - repair tub handle back plate missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.8	Bathroom/Floor Condition flooring damaged repair/replace
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace
1.1	Living Room/Living Room Present 3-24-26 no show no access to property took picture
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
8.7	General Health and Safety/Other Interior Hazards Co detector missing

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing - repair/replace
3.12 Bathroom/Tub or Shower
1st fl tub diverter inop - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
bottom fl smoke/Co detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4112
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 owner sent email advising property is vacant and being sold. Contacted inspector and advised cross off inspection to be cancelled.
1.1 Living Room/Living Room Present
CANCELLED - ADDED INTO DATABASE TWICE -JC 3/25/26
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
jc-3-25-26 Spoke to the owner who called to check last weeks result. Rescheduled the 4/22 inspection to 4/24am at his request. He will alert the tenant.
1.1 Living Room/Living Room Present
Occupied by son of legal owner
1.1 Living Room/Living Room Present
section 8
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner who advised he and the tenant are not available 4/23. RESCHEDULED TO 4/30AM
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
1.1 Living Room/Living Room Present
GATE CODE: PRESS 1234567890 and then select YAMARY AND IT SHOULD BUZZ AND YOU CAN GO IN.
Call tenant at 510-508-3866 for access if needed
3-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-3-25-26 Spoke to the owner and rescheduled the 4/22 inspection to 4/5 (she needs a Monday) advised her to alert her tenant.
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.
4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.
1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.
4.4 Other Rooms/Security
bedroom smoke detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint
1.1 Living Room/Living Room Present
3/25/2026 Tenant no show 11:00am, unable to access front door as gate leading to unit locked. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock
4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Outlet behind door has damaged cover plate, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Right window lock damaged, replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat missing/inop -repair/replace
2.12 Kitchen/Sink
side spout not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
2.7 Kitchen/Wall Condition
wall damaged badly - repair/repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
8.1 General Health and Safety/Access to Unit
back door unable to open fully due to egress
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub diverter not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.6 Bathroom/Ceiling Condition
paint peeling above shower - repair/repaint
4.4 Other Rooms/Security
unable to inspect bedroom due to being locked
5.2 Secondary Rooms/Security
garage door locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
un able to inspect water heater garage was locked
5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 400 44TH ST - **note on routes**

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner and noted the correct address above.
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

6.3 Building Exterior/Condition of Roof and Gutters
backyard patio roof cover damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

7.2 Heating and Plumbing/Safety of Heating Equipment
move items from around water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 404 44TH ST ***note on routes***

JC-1-21-26 Inspector called today (owner there as well reporting the address we have is wrong) called owner back and he provided the correct address (above).
10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
3-25-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected
2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
1.4 Living Room/Security
Remove key lock from interior door
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/25. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-3-26-26 Mgr Connor called in and requested an extension. Rescheduled from 4/9 to 4/28. He will alert the tenants.
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states she wasnt notified of todays inspection. PM group is attempting to have all of todays inspections rescheduled. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.

1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)

6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window

8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, bathroom 2
3.12 Bathroom/Tub or Shower
Caulk tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.7 Kitchen/Wall Condition
Replace missing smoke detector or remove smoke detector base. Not required in kitchen.
4.5 Other Rooms/Window Condition
Move bed blocking window
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower

4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

2.1 Kitchen/Kitchen Area Present
GFCI missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove hood range light inop

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms

8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 4x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.5 Living Room/Window Condition
screen missing - replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace
3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door not locking properly - repair/replace
patio door not opening smoothly - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop -repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front/back yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show no access to property took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking bedroom window for access
8.10 General Health and Safety/Site and Neighborhood Conditions
yard has large amount of overgrowth - cut/remoe
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
upstairs shower caulking /paint cracking around top of shower - repair/recaulk/repaint

4.10 Other Rooms/Smoke Detectors
bedroom in garage missing smoke detector
4.4 Other Rooms/Security
remove key locks from all bedroom door in lower unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2nd flr bedrooms 2x missing smoke detectros
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
4.4 Other Rooms/Security
remove key door locks from 2x bedrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show house is vacant
1.1 Living Room/Living Room Present
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
1.1 Living Room/Living Room Present
03/27/26- Tenant and O called in, stated they needed a bit more time for repairs. Re-scheduled from 04/02 to 04/30 between 1-4pm. Both agreed. M.T
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON
2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
1.1 Living Room/Living Room Present
3/27/26 No show 12:10 p.m. beige house.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
1.1 Living Room/Living Room Present
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway
1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted
1.1 Living Room/Living Room Present
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure rear dor knob, door knob is loose.
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.
8.1 General Health and Safety/Access to Unit
clear items blocking egress from back door opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.4 Kitchen/Security
clear egress/items from blocking back door from opening fully

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items blocking access to water heater
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show tenant stated they werent notified of any inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.1	Living Room/Living Room Present 3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards bottom fl smoke/Co detector missing
1.1	Living Room/Living Room Present JC-3-30-36 Spoke to the tenant who called and requested a reschedule (rescheduled from 4/24 to 5/8)

1.1 Living Room/Living Room Present
03/16/26- GATE CODE: #1223
JC-3-30-26 Spoke to the owner who req an ext. Rescheduled from 4/22 to 5/20.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
handle not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-528-2762

3/30/26- Spoke with O, she requested a 30 min PcC at number above. M.T
JC-12-30-25 Waived R/I fee ($90) for this unit only because the pre-call below was not listed on the route and resulted in a no entry.
10/07/25- Spoke to owner, she requested an ext due to needing to leave to India for a family emergency. Re-scheduled inspection from 10/09 to 12/16 between 9am-12pm. M.T

12/16/2025 Tenant no show 11:15am, no response to knocking on front door. Picture submitted
2.12 Kitchen/Sink
deteriorated caulking. recalk sink
2.4 Kitchen/Security
backdoor hard to open and close repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
7.4 Heating and Plumbing/Water Heater
water heater pressure relief vale needs to be six inches from ground.
8.4 General Health and Safety/Garbage and Debris
remove old non running vehicles from property

cut overgrown trees bushes and grass.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector
8.7 General Health and Safety/Other Interior Hazards
security bars on all windows do not open like designed. repair remove or replace.
1.1 Living Room/Living Room Present
JC-3-30-26 Spoke to the owner and granted an ext from 4/3 to 5/20. Owner lives out of town and will need to obtain and pm and a vendor to facilitate repairs.
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall
1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room
1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage
1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room
2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust
3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes
4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard
1.1 Living Room/Living Room Present
JC-3-20-36 Spoke to the tenant who called and requested a reschedule. Rescheduled from 4/7 to 4/21. Attempted to get tenant to keep the 4/7 date as there are multiple inspections at the complex that same day, but he wanted to change the date.
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-12-1-25 r/s from 12-17-25 to 12-15-25 needs to be on a monday
CH-10-28-25 pre call 30 min prior 510-599-8228 or 510-910-4274
10/27/2025 NO ACCESS to unit. Site has secured gate with call box that provides tenants name, not unit number. Tenants name or call box number not provided for entry. Picture taken.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair (left bathroom)

2. Shower head leaking in multiple places, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door leading to patio
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.
1.1 Living Room/Living Room Present
4/6/26 owner provided proof of Section 8
3/30/2026 Tenant no show 11:03am, picture submitted
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, master bedroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
3.4 Bathroom/Security
Secure door knob level 1
2.4 Kitchen/Security
Move items blocking kitchen doors

8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.4 Heating and Plumbing/Water Heater
No access to water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
1.1 Living Room/Living Room Present
No access, tenant has loose dog in unit. Owner present
4.5 Other Rooms/Window Condition
Window lock damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
1.5 Living Room/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.5 Other Rooms/Window Condition
screens missing

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

1.1 Living Room/Living Room Present
03/31/26- Spoke to owner, he called in to request an ext due to windows taking up to 6 weeks to be delivered and then needs time to install. Re-scheduled from 04/08 to 05/20 between 9am-12pm. O agreed. M.T
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
PROPERTY SOLD
2/9/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF THE COUNTRY ON BUSINESS. HE NEEDS TO BE THERE FOR INSPECTION. HE WILL OUT OF THE COUNTRY FOR ONE MONTH. MOVED FROM 2/19/2026 TO 3/25/2026 9AM-12NOON. ADVISED THIS WILL A ONE TIME RESCHEDULE. WILL NOT MOVE AGAIN. OWNER UNDERSTANDS. WILL ADVISE TENANT OF NEW DATE. ALISON

1.1 Living Room/Living Room Present
Unit is not a market rental. It is an AirBNB short term rental.

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the tenant who requested a reschedule. Repairs are not done as she has been dealing with a family emergency. Granted an ext from 4/2 to 4/30 and advised her to alert the owner.

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-3-31-26 Spoke to the tenant who called and requested a reschedule (she is a teacher and works during the day) rescheduled to 4/21. She will make arrangements for someone to be present. Advised her to alert the owner/mgr of the change.

1.1 Living Room/Living Room Present
JC-3-31-26 Spoke to the mgr and rescheduled the 4/2 inspection to 4/24 (tenant needs a Friday)
2-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Window lock missing, replace

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

2.5 Kitchen/Window Condition
Dining room window screen damaged, repair

3.5 Bathroom/Window Condition
Window lock missing, replace

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair crack in left sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

1.1 Living Room/Living Room Present
JC-4-1-26 Spoke to the tenant and rescheduled the 4/2 inspection to 4/30. Repairs are not done (the manager left a voicemail asking for it to be rescheduled as well)

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
JC-4-1-26 Spoke to the owner and scheduled 4/21

2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen

1.1 Living Room/Living Room Present
NOTE ON ALL ROUTES: 155 W RICHMOND AVE
JC-4-1-26 Onwer called and advised this is an art studio. He will send a letter so that the inspection can be cancelled.
3-19-26 no show commercial property took picture sent email

1.1 Living Room/Living Room Present
JC-4-1-26 Owner occupied per owner - he will send in a statement.
3-19-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

*LIVING ROOM AND DINING ROOM

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop

3.5 Bathroom/Window Condition
discoloration around window - remove/repair

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.5 Living Room/Window Condition
front window glass broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace

1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower tub caulking worn - recaulk/repair
2.3	Kitchen/Electrical Hazards GFCI missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.10	Kitchen/Stove or Range with Oven remove foil
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation

1.8	Living Room/Floor Condition carpeting has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards heater inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door

3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
1.1	Living Room/Living Room Present 4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.1	Bathroom/Bathroom Present GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing
2.10	Kitchen/Stove or Range with Oven oven door cover missing
3.7	Bathroom/Wall Condition wall has discoloration - remove
3.12	Bathroom/Tub or Shower ceiling has discoloration remove
8.7	General Health and Safety/Other Interior Hazards smoke detector inop
2.10	Kitchen/Stove or Range with Oven stove inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not secure
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
water inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
hood range light inop
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x both toilet base loose - re[pair/replace
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.8 Bathroom/Floor Condition
base board behind toilet - damaged/large gap - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email

1.4 Living Room/Security
doorbell inop - repair/replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
doorbell inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door interior seal broken not holding heat in - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
both faucet bases are loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
6.4 Building Exterior/Condition of Exterior Surfaces
garage door damaged/worn - repair/replace
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
2.7 Kitchen/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.7 Other Rooms/Wall Condition
bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage
6.4 Building Exterior/Condition of Exterior Surfaces
siding on house very badly dry rotted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/3/26 property is unincorporated Richmond and not subject to RRIP
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
discharge pipe missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.12 Bathroom/Tub or Shower
handle and diverter back plate missing

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd flr smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink not properly secure to wall
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st and 2nd flr smoke /CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
8.7 General Health and Safety/Other Interior Hazards
hall/living room smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
both bathroom GFCI outlet missing
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing 2nd earthquake strap - repair
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: INSPECTOR PLEASE TAKE MASK AND SHOE COVERINGS
1.1 Living Room/Living Room Present
4-3-26 no access to property
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
JC-4-6-26 Spoke to the tenant who called and requested a reschedule to a Friday. Rescheduled to 4/24 since 4/17 is not available. Advised her to alert the manager or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8

1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
JC-4-6-26 Owner emailed asking for extension (he will be out of the country all next month) r/s from 5/1 to 6/8
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
unit under renovation
12-10-25 No show took picture sent email

2/27/2026 Owner states unit is not ready for inspection, she is aware that unit will be rescheduled and one time reschedule has already been used.

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
1.1 Living Room/Living Room Present
10-15-25 no show took picture sent email

4/6/2026 Tenant/Owner no show 9:45am, picture submitted
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair as heater was cut off by tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
1.1 Living Room/Living Room Present
CH 12-9-25 r/s from 12-23-25 do to address not updated in system he email update I sent fail list

07/31/25- Spoke to owner, he requested the inspections for today to be re-scheduled due to him not received inspection notices and not being in town for this. Re-scheduled inspection for 10/06 between 1-4pm. O agreed, i advised him to send us a statement with new address. He agreed. M.T

10/6/2025 Tenant no show 1:15pm
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.8 Bathroom/Floor Condition
Repair damaged flooring in bathroom
4.5 Other Rooms/Window Condition
Clean discoloration on window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-3-4-26 Spoke to the owner and granted an inspection fee payment to 4/3/26. Additionally granted a payment extension for the annual registration fee to 8/1/26.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
10-14-25 no show no took picture sent email
12-9-25 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

-Sink faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet left of refrigerator damaged, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door

- Replace missing striker plate on door frame
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove. Fire exit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove refrigerator from rear deck, must be placed inside of unit.
1.1 Living Room/Living Room Present
10/27/2025 Tenant no show 11:38am. No response to knocking on door or doorbell. Picture taken.

3/2/2026 Tenant no show 11:50am. No response to knocking on door or doorbell. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink level 1
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet at entry missing cover plate, replace
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Remove double keyed entry lock (deadbolt) from back door by kitchen
8.4 General Health and Safety/Garbage and Debris
Declutter yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. C02 detector level 2 inoperable, replace

2. Install common area smoke detector level 2

3. Replace common area smoke detector level 1
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of rear door in kitchen
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom level 1
2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke det4ectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.10 Kitchen/Stove or Range with Oven
hood range not properly secure - repair/replace
hood range light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd earthquake strap missing - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - rpair/replace
4.4 Other Rooms/Security
bedroom locked unable to inspect - remove key lock for room to be inspected
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
4-6-26 no show under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

1.1 Living Room/Living Room Present
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
call 650-576-4341 for access upon arrival -JC 3/19
JC-4-7-26 Owner called in and advised she is not available 5/7 reschedule to 5/8.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

1.1 Living Room/Living Room Present
Property is Section 8

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)
4.5 Other Rooms/Window Condition
Move furniture blocking window access (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
2.3 Kitchen/Electrical Hazards
GFCI has open neutral, repair
1.1 Living Room/Living Room Present
Property sold 12/16/25
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet by kitchen entry has hot/neutral reverse, repair
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair

2. Non GFCI outlet by sink has open grounds, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:05pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-7-26 New pm advised units are ready for R/I. Scheduled 4/10/26 and advised him to post notice. (R/S to 4/20 in error)
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show management had no access to unit
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-6-26 under renovation
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
3.12 Bathroom/Tub or Shower
shower handle not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.7 Living Room/Wall Condition
Repair peeling paint on living room and hallway walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
JC-4-8-26 Unit is ready for R/I per new pm. Scheduled 4/10 and advised him to notify the resident.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-4-8-26 Tenant called in and requested a reschedule (HH will be out of town) R/S to 5/20 and advised her to alert the mgr or owner.
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Replace missing door knob and hardware
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.

4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-8-26 New pm advised repairs are done. Scheduled 5/11.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.

4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Unable to perform inspection as tenant not home and has a loose dog inside of unit. PM will not enter unit with loose dog.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

12/1/2025 Tenant no show 11:44am, Pm doesnt have key for unit.

4.5 Other Rooms/Window Condition
Cut down brush outside of window blocking fire exit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Window lock damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
2.12 Kitchen/Sink

2. Subfloor underneath sink damaged, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen torn around lock mechanism, repair
1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

7.5 Heating and Plumbing/Water Supply
kitchen no running water

2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking WH egress

8.1 General Health and Safety/Access to Unit
clear items blocking back door from fully opening

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
clear items blocking hallway egress

4.10 Other Rooms/Smoke Detectors
smoke detectors missinig in 3x bedrooms

1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricty 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint
1.1	Living Room/Living Room Present 4/13/26- Spoke to O, who stated he would like to re-schedule again due to work being done in the unit. Advised him that this would be the LAST re-schedule since we already did 3. Unit re-scheduled from 5/08 to 5/20. M.T 4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
1.1	Living Room/Living Room Present 4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. Repair
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
1.4 Living Room/Security
Clean discoloration on patio door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.7 Bathroom/Wall Condition
Clean discoloration on walls
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.7 Living Room/Wall Condition
Clean discoloration on patio door frame

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

1.1 Living Room/Living Room Present
4/13/2026 Tennat no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Install door knobs and hardware
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
1.1 Living Room/Living Room Present
4/13/26 tenant refusal of inspection form received
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
1.1 Living Room/Living Room Present
4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.5 Other Rooms/Window Condition
clear items blocking window egress
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.4 Living Room/Security
clear egress blocking patio door access

2.12 Kitchen/Sink
Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove

2.12 Kitchen/Sink
constantly drips - repair/replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

1.1 Living Room/Living Room Present
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

8.2 General Health and Safety/Exits
Patio screen damaged, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.5 Other Rooms/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-4-14-26 Owner called and advised she is having issues with the tenant allowing repairs. Granted ext from 4/2 to 5/14. Tenant should be moving out at the end of the month.
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.12 Kitchen/Sink
sink has constant drip - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
flooring damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace

2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace

3.12 Bathroom/Tub or Shower
large amount of discoloration in shower area /around windows - remove/repair/repaint

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
30 min pre-call 510-388-6708
JC-4-15-26 Spoke to the owner and granted an ext from 4/20 to 5/20. He is waiting on parts.
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
1.1 Living Room/Living Room Present
OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
4.4 Other Rooms/Security
Door damaged, repair

3.4 Bathroom/Security
Install striker plate on door frame
1.4 Living Room/Security
Install striker plate on dor frame
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
3.12 Bathroom/Tub or Shower
Install shower head
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
2.12 Kitchen/Sink
Faucet has constant drip, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
3/23/2026 Tenant no show, owner present and does not have key for unit.
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling
1.7 Living Room/Wall Condition
Clean discoloration on walls
1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2. Stove is rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Hot water knob missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window screen damaged repair
4.3 Other Rooms/Elecrtical Hazards
Light fixture damaged, repair
4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Reverse door knobs on door
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Spoke to the owner who advised of an upcoming vacation. Rescheduled the 5/5 inspection to 6/8 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
1. Upper outlet on wall has no power, repair or remove

2. Hall outlets have open grounds, repair

3.4 Bathroom/Security
Remove deadbolt lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Repairs are complete per pm.
1.4 Living Room/Security
Front door doesnt close as designed, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit heavily soiled and damaged, Repair or replace
1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.

1.1 Living Room/Living Room Present
JC-4-15-26 Scheduled R/I for 5/11. Unit is ready per pm.
1-12-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
JC-4-15-26 Owner emailed requesting an ext. R/S to 5/19.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
tub faucet not properly secure

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard

1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace

4.4 Other Rooms/Security
hole in bedroom door - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10	Kitchen/Stove or Range with Oven
	left rear burner inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	toilet runs - repair/replace
3.12	Bathroom/Tub or Shower
	caulking very badly worn/damaged - repair/recaulk/replace
	faucet not properly secured - repair/replace
	tub draining slowly - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio paint peeling very badly - repair/repaint
1.8	Living Room/Floor Condition
	carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present
	unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink
	sink constantly drips - repair/replace
4.4	Other Rooms/Security
	bedroom door damaged - repair/replace
1.1	Living Room/Living Room Present
	entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
2.12	Kitchen/Sink
	kitchen faucet handle not secure - repair/replace
	faucet drips - repair/replace
	dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear items/for egress access to patio door
1.1	Living Room/Living Room Present
	4-14-26 no show no access to unit due to dog
1.8	Living Room/Floor Condition
	carpet throughout unit - worn/damaged/bunching badly - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop - repair/replace
1.8	Living Room/Floor Condition
	carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards
	light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition
	ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator
	Refrigerator Gasket Deteriorated.
1.4	Living Room/Security
	patio screen handle damaged - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.12	Kitchen/Sink
	faucet handle not secure/loose - repair/replace
	dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	hood range peeling badly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.5	Living Room/Window Condition
	patio door blinds not working properly - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace

1.8	Living Room/Floor Condition
	flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security
	remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.12	Bathroom/Tub or Shower
	caulking on top of shower worn/damaged - recaulk /repair
	ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet not working properly
2.12	Kitchen/Sink
	faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
1.1	Living Room/Living Room Present
	carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower
	shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors of track - repair/replace
2.2	Kitchen/Electricty
	kitchen light/fan inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	clear patio for egress to patio door
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving
	wall paper peeling of cabinet next to stove - fire hazard - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink draining slow - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	front porch light inop - repair
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation
	mice infestation treat/remove
2.12	Kitchen/Sink
	dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security
	bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway closet doors off track
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
1.4	Living Room/Security
	patio door not locking properly
4.4	Other Rooms/Security
	remove key lock from bedroom door
2.5	Kitchen/Window Condition
	window on side of kitchen not closing smoothly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show under renovation
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
4/16/26 received proof of Section 8 unit
1.1 Living Room/Living Room Present
Tenants moving out 4/17/26. property will be renovated and sold
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.1 Living Room/Living Room Present
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 Tenant no show 1:30pm, picture submitted
1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME AVE
4/16/26- Spoke to owner, re-scheduled insp from 5/6 to 4/28 between 1-4pm due to availability. O agreed. M.T

3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.
1.1 Living Room/Living Room Present
4-15-26 No show tenant was sick
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.4 Bathroom/Security
remove key lock from bathroom door
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.4 Living Room/Security
patio door lock inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.7 Living Room/Wall Condition
Repair wall above patio door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.5 Bathroom/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.5 Other Rooms/Window Condition
Window rusted, repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.4 Bathroom/Security
Install striker plate on door frame

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
1.7 Living Room/Wall Condition
Repair crack on right wall
1.7 Living Room/Wall Condition
Repair large cracks on walls
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.12 Kitchen/Sink
Dishwasher inoperable as it runs with door open, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-5-26 owner said tenant will not be there pre call 510-375-9864
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection
1.1 Living Room/Living Room Present
CH-4-17-26 r/s from 4-20-26 to 5-8-26 owner said tenant will not be there pre call 510-375-9864

5/8/2026 Tenant no show 11:45am, pre called owner as requested and he stated tenant should be home. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.6 Living Room/Ceiling Condition
Smoke detector inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to hot water heater for inspection
8.1 General Health and Safety/Access to Unit
Remove key lock from garage entry door on interior side of unit

2. No access to garage for inspection

1.1 Living Room/Living Room Present
4/17/26- Spoke to tenant who stated he will not be able to be present for inspection and would like to re-schedule the insp on 4/21. Unit re-scheduled to 5/1 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to O, she requested an ext due to not being in town on 5/6. Re-scheduled inspection to 6/8 between 11am-2pm, O agreed. M.T

1.1 Living Room/Living Room Present
4/17/26- Spoke to PM who called in requesting to re-schedule the inspection on 4/23 due to availability. Re-scheduled unit to 5/14 between 11am-2pm. PM agreed. M.T

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1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

3.5 Bathroom/Window Condition
1/2 bathroom in garage
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window crank missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace smoke detector

2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit

8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.7 Bathroom/Wall Condition
Replace rusted light fixture

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

1.1 Living Room/Living Room Present
JC-4-17-26 R/S FROM 4/30 TO 5/14 PER O REQ
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm

2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Install, vacant unit

2.10 Kitchen/Stove or Range with Oven
Install, vacant unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM as no key is available for unit. Picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.12 Bathroom/Tub or Shower
Install shower head
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
Property was sold and is now owner occupied
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
3.12 Bathroom/Tub or Shower
Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7	Other Rooms/Wall Condition wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
1.4	Living Room/Security clear items form patio for egress to patio door
1.7	Living Room/Wall Condition large amounts of discoloration on ceilings /wall - remove/repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertops damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must work oven inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing
3.12	Bathroom/Tub or Shower top of shower paint peeling/caulking worn - repair/recaulk/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink leaking - repair
8.7	General Health and Safety/Other Interior Hazards hall smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.12	Bathroom/Tub or Shower tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint

1.4	Living Room/Security inside next to front door frame damaged - repair
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-16-26 no show no access to unit
1.1	Living Room/Living Room Present 4-16-26 no show tenant stated they werent notified
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.4 Other Rooms/Security
bedroom door of hinges - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint
2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace
2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present under renovation
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.1	Living Room/Living Room Present 4-17-26 no show no access to unit
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality
1.1 Living Room/Living Room Present
under renovation
3.13 Bathroom/Ventilation
fan very loud - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
1.7 Living Room/Wall Condition
wall damaged - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install drip pans

2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

1.5 Living Room/Window Condition
Dining room window lock inoperable, repair or replace

3.4 Bathroom/Security
Remove key lock on bathroom door level 1

3.5 Bathroom/Window Condition
Window lock damaged level 1, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear yard
8.7	General Health and Safety/Other Interior Hazards hallway smoke dectector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored - remove/repair
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio of items overloading patio and clear egress to patio door access
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom wall heater knob hard to turn - repair/replace
2.12	Kitchen/Sink faucet air raider missing dishwasher not draining working/properly draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink sink drips dishwasher not closing properly and rusted inside - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven oven door not closing properly/smoothly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
2.5	Kitchen/Window Condition dining area window fame badly rusted - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan peeling - repair/replace
1.4	Living Room/Security patio door lock not working properly - repair/replace
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
faucet base loose
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
3.13 Bathroom/Ventilation
fan inop
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.4 Living Room/Security
patio door lock not working properly
3.13 Bathroom/Ventilation
fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
1.4 Living Room/Security
patio handle loose - repair
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026)
emailed date to owner. Owner previously had three units so the original compliance date was 2018.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
1.7 Living Room/Wall Condition
large discoloration in bottom corner of wall - remove/reapir/repaint

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.4 Kitchen/Security
back door deadbolt not locking properly
back door screen missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin not properly secured to wall - repair/recaulk/repair
3.12 Bathroom/Tub or Shower
tub peeling resurface/replace
tub H/C handle broken - replace
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling and chipping badly - repaint/repair
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
6.4 Building Exterior/Condition of Exterior Surfaces
paint peeling badly - repair/paint
6.3 Building Exterior/Condition of Roof and Gutters
gutters need clearing/cleaning - vegetation growing - repair/replace
2.12 Kitchen/Sink
sink leaking - repair/replace
water damage underneath sink - repair
4.4 Other Rooms/Security
remove key lock from 2nd fl bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole next to light switch - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch roof paint badly peeling / remove/repair /repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
JC-4-21-26 Spoke to the owner and rescheduled the 5/12 inspection to 5/18 (they need a Monday)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
Bedroom smoke detector inop
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front stairs loose, secure
6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, replace/install
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bathroom level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear of home
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace rusted vent fan cover level 2 hallway bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to ceiling
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 pre call 510-236-8366
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
Caulk inside of tub
4.5 Other Rooms/Window Condition
Treat discoloration on wall underneath window, previous leak
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plates
5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GARAGE outlets
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
2.3 Kitchen/Electrical Hazards
Outlet above stove has hot/neutral reverse, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath TV has no power, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)

2. Secure interior handrails
8.7 General Health and Safety/Other Interior Hazards
1. Install common area smoke detector level 1

2. Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.7 Living Room/Wall Condition
Clean discoloration on wall and window seal

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing carbon monoxide detector, base present

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
JC-4-22-26 Spoke to the owners son who requested to reschedule. Rescheduled from 4/23 to 5/12 and advised him to alert the tenants. He advised 623 and 625 are owner/family member occupied. Advised him to send proof.

1.4 Living Room/Security
remove egress from behind front door from opening fully

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
4/22/26- ADDRESS IS 415 S 20TH

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Install exterior dryer vent cover

7.4 Heating and Plumbing/Water Heater
Clean exterior of hot water heater

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door for unit identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
4/22/26- Unit is 417 S 20TH

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number ouside of front door for identification

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on right wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on right wall

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30-minute pre-call to tenant (Rafael) 787-538-6080 - tenant resides in garage
COMPLAINT: tenant advised the water heater is installed to close to his bedroom and there are strong fumes.
Hole in ceiling, and possible mold.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year lifespan
- COMMON AREA SMOKE DETECTOR
8.7 General Health and Safety/Other Interior Hazards
Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit due to heavy smoke accumulation
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE exceeds 10 year life span
- COMMON AREA SMOKE DETECTOR
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
GFCI damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.2 General Health and Safety/Exits
Move large furniture in hallway (fire path must be clear)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory drain is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Replace missing door knob
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair

Replace missing vent screen
1.1 Living Room/Living Room Present
30 min pre-call 415-755-7806

1/23/2026 Tenant no show 9:40am
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.13 Bathroom/Ventilation
Secure vent fan cover
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684
8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.
1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.
1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-BATHROOM GFCI inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Secure kitchen faucet to sink base

3.12 Bathroom/Tub or Shower
Install shower door guides for glass doors

3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door

8.2 General Health and Safety/Exits
Patio screen door damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Replace 2nd floor common area smoke detector, exceeds 10 year lifespan

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

- INSTALL smoke detector in lower level bedroom

4.4 Other Rooms/Security
Remove keyed lock from interior doors {bedroom door and closet door)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

3.5 Bathroom/Window Condition
Window lock damaged, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove latch lock on rear right room door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace as base present

2. Rear common area smoke detector missing batteries, replace

3. Install carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
Unit address is 115 S 22ND St
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front left room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
2.8 Kitchen/Floor Condition
Replace damaged floor vent
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
2.12 Kitchen/Sink
water pressure very low - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
3.7 Bathroom/Wall Condition
entire bathroom badly discolored/black organic substance mold remediation may be required
3.12 Bathroom/Tub or Shower
tub drips - repair
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range peeling & light inop - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

4.5	Other Rooms/Window Condition bedroom window broken - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard porch damaged -repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-17-26 no show took picture sent email
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
1.1	Living Room/Living Room Present 3-17-26 no show tenant stated they werent notified
2.10	Kitchen/Stove or Range with Oven remove foil
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
4.4	Other Rooms/Security remove all key locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
living room smoke /Co detector missing/inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

1.1 Living Room/Living Room Present
JC-4-23-26 Owner called in initially stating the inspector told him it passed so he was surprised to get a fail list. Advised maybe he was confused as he did not dispute the items listed exist. Granted an ext from 5/11 to 6/8.

1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket

2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.8 Living Room/Floor Condition
Repair damaged flooring leading into kitchen area

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.5 Living Room/Window Condition
Window lock inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit
2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear bathroom faucet to sink basin
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
1.4 Living Room/Security
Install striker plates on front door frame
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room
1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.5 Living Room/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
3.13 Bathroom/Ventilation
Secure vent fan to wall
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
1.2 Living Room/Electricity
front porch light inop - repair/replace
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
carpeting on stairs very badly damaged/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
1.1 Living Room/Living Room Present
3-18-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1	Living Room/Living Room Present 3-18-26 no show took picture sent email
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-4-24-26 spoke with tenant Deane r/s from 5-7-26 to 5-15-26 tenant will be out of town 3-24-26 no show took picture sent email
1.1	Living Room/Living Room Present 4-24-26 No show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 03/09/26- CALL 30 MIN PRIOR TO ARRIVING, 510-502-5646. M.T
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present 3-19-26 no show tenant stated they werent notified of any inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.4	Bathroom/Security remove key lock from back hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.5	Living Room/Window Condition window broken -repair/replace
2.10	Kitchen/Stove or Range with Oven oven thermostat knob missing - repair/replace hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
3.3	Bathroom/Electrical Hazards GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.
4.10 Other Rooms/Smoke Detectors
smoke detectors in 2x bedrooms missing
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.2 General Health and Safety/Exits
clear egress blocking garage back door exit
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress/items around/on water heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & 2nd fl toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom
2.4 Kitchen/Security
back door deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace
1.1 Living Room/Living Room Present
CH-4-7-26 spk w owner said need to reschedule repairs not done tenant refuse him to go in and do repairs advise him will r/s but repairs must be done by 4/24 and can not reschedule any more 4/10/26 to 4/24/26
JC-2-24-26 Spoke to the owner and rescheduled the /26 inspection to 3/11 (tenant not available, but he called back and said the tenant said they called and confirmed the 19th. Advised I have no record of that. He will cb if needed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.
1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861
1.1 Living Room/Living Room Present
4/27/26- Spoke to tenant, she requested a re-schedule due to being out of town. Moved from 4/30 to 5/20 between 1pm-4pm. T agreed. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has open grounds
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- living room and dining room

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- window screen missing upstairs bathroom in hallway

4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.
(Skylight room)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year lifespan

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

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CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace
8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove
8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
Instal GFCI protected receptacle in kitchen by sink
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

2. Range hood vent screen missing, replace

3. Range hood has peeling paint/rust, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector
2. C02 detector inoperable, replace
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Outlet has no power, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace
1.1	Living Room/Living Room Present 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 4-27-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink cracked damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn - repair/replace/recaulk
4.4 Other Rooms/Security
remove key lock from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
4.4 Other Rooms/Security
remove key locks from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
1.1 Living Room/Living Room Present
4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet in unit worn/damaged -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint
8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T
8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear
2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace
1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
towel rack missing - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
burner knob missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio screen door damaged -repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
pantry light not secured properly
2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection. Advised him to post notices.
9-29-25 property management not aware of inspection
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed.
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays.
Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous
reschedule was granted due to active work being done in the unit as well as the owner being out of town.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair
2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Per manager unit is ready for re-inspection.
9-29-25 property management not aware of inspection
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce
4.4 Other Rooms/Security
closet doors in both bedrooms off track - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable in unit, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 5/15. UNIT IS READY FOR R/I PER PM.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from bedroom door

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-29-25 property management not aware of inspection

1.4 Living Room/Security
clear items/egress blocking patio door

1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.2 Kitchen/Electricty
dining room light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

3.12 Bathroom/Tub or Shower
tub peeling very badly - repair/resurface/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Replace missing toilet top

2. Toilet wont flush, repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Replace missing glass pane
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
kitchen screen damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
10-1-25 no show property management no access to unit
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready for re-inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Unit is ready for re-inspection.

7.2 Heating and Plumbing/Safety of Heating Equipment
water heater door lock missing - repair/replace
earthquake straps missing - repair
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.8 Living Room/Floor Condition
carpet throughout unit bunching badly - tripping hazard - repair/replace
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
1.4 Living Room/Security
clear items/egress blocking front door from opening fully
clear items/egress blocking patio door
patio screen damaged
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace
4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
clear egress block patio door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
faucet not secured
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
12-3-25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1-16-26 no show property management no access to unit
2.12 Kitchen/Sink
cover below sink missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.4 Living Room/Security
patio screen door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink handle not properly secured - repair/replace
sink stopper missing - repair/replace
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet damaged badly in front of bedroom door - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
4.8 Other Rooms/Floor Condition
carpet below bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
10-6-25 no show property management no access

1.4 Living Room/Security
patio screen damaged
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 5/15. Unit is ready per pm.
2.10 Kitchen/Stove or Range with Oven
all burner must self ignite - repair/replace
Front/left burner inoperable
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit
4.5 Other Rooms/Window Condition
Clear items to allow access to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Manager advised units will be ready after the 6th.
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.6 Kitchen/Ceiling Condition
Paint/repair ceiling. Previous fire damage
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
3.6 Bathroom/Ceiling Condition
Clean moisture condensation from ceiling
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Caulk inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean grease splatter on stove
3.12 Bathroom/Tub or Shower
Resurface tub

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
2.12 Kitchen/Sink
Unable to test dishwasher as it was full of paper goods, remove for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27
2.10 Kitchen/Stove or Range with Oven
1. Oven display damaged, repair or replace

2. Burners not self lighting, repair

3. TENANT to clean grease splatter on stove
4.5 Other Rooms/Window Condition
Window lock damaged, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair
2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry

2.12 Kitchen/Sink
Dishwasher- water standing on bottom.

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob

3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet

4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

2.3 Kitchen/Electrical Hazards
Replace damaged outlet right side of kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1-9-26 no show property management no access to property

3.12 Bathroom/Tub or Shower
Resurface tub bathrooms 1 & 2

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2.Tenant to clean grease splatter on stove and range hood
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.13 Bathroom/Ventilation
Replace rusted vent screen cover
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
1.4 Living Room/Security
patio door not locking properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
12-2-25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security
remove key door lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
7.2 Heating and Plumbing/Safety of Heating Equipment
install earthquake straps on water heater
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
2.5 Kitchen/Window Condition
screen damaged - repair/replace
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.
1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/9. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
3.12 Bathroom/Tub or Shower
Resurface tub
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.10 Kitchen/Stove or Range with Oven
Replace damaged range hood control knobs

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Electrical breaker panel (hall closet) missing lock, replace
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/8. Per manager all units will be ready after 6/6.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by patio door and underneath thermostat
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet left of right window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.3 Living Room/Electrical Hazards
Repair outlet above heater, has hot/neutral reverse

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

1.1 Living Room/Living Room Present
JC-4-28-26 Scheduled 6/10. Per manager all units will be ready after 6/6.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

2.10 Kitchen/Stove or Range with Oven
Install range hood vent screen

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

3.4 Bathroom/Security
Remove keyed entry lock from door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
3.7 Bathroom/Wall Condition
Repair peeling paint on wall
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
8.1 General Health and Safety/Access to Unit
1. Front security door damaged, cutting hazard. Repair or remove

2. Patio door lock inoperable, repair

3. Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.7 Living Room/Wall Condition
large hole in wall behind entry door - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
2.10 Kitchen/Stove or Range with Oven
oven inop - repair/replace
all burners must self ignite - repair/repalce
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
3.6 Bathroom/Ceiling Condition
ceiling damaged - repair
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
JC-4-28-26 SCHEDULED 6/10. ALL UNITS ARE READY AFTER 6/6 PER MANAGER.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair
3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence
4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)

3.12 Bathroom/Tub or Shower
Caulk tub level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair
1.1 Living Room/Living Room Present
No-show 10:10 AM tan house with red trim

8/29/2025 Tenant no show 10:15am, person at residence was not aware of inspection and closed door and never returned.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Digital thermostat has no display
10/30/2025 Thermostat has display, heater will not cut on.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.5 Bathroom/Window Condition
Window screen damaged, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle located by front door
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
CH-4-29-26 pre call 510-472-0825
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:50am, picture submitted
1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Cabinet door missing 1/2 bath level 1
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted inside, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.5 Kitchen/Window Condition
Window screen worn out, replace
2.12 Kitchen/Sink
Resurface kitchen sink
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Resurface kitchen sink
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.11 Kitchen/Refrigerator
Light inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Rear bathroom shower door handle damaged, repair or replace handle

2. Front bathroom shower head spraying water in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.5 Other Rooms/Window Condition
clear egress from blocking window

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.5 Bathroom/Window Condition
Master bedroom bathroom window discolored - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock door from bedroom
2.8 Kitchen/Floor Condition
flooring damaged - repair /replace
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show no address found
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
tub diverter handle missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.5 Bathroom/Window Condition
discoloration around window - remove/repair
4.10 Other Rooms/Smoke Detectors
both bedrooms smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
front window glass broken - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3-31-26 no show no access to unit
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.5 Kitchen/Window Condition
blinds damaged repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.3 Living Room/Electrical Hazards
outlet covers missing -

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking worn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
8.7 General Health and Safety/Other Interior Hazards
hall smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
under renovation
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.5 Living Room/Window Condition
discoloration around window - remove
1.8 Living Room/Floor Condition
carpeting has some damage - repair
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.4 Living Room/Security
front door knob not properly secure
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.7 Other Rooms/Wall Condition
bedroom wall damaged -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil
oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop

4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
8.7 General Health and Safety/Other Interior Hazards
unable to inspect due to the amount of items/clutter
clear unit to be able to be access for inspection
clear storage area of debris
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
stove inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.4 Living Room/Security
remove items blocking front door egress
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
oven door cover missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration remove
3.7 Bathroom/Wall Condition
wall has discoloration - remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.1 Bathroom/Bathroom Present
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the manager who requested an extension. Rescheduled to 6/4.
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST provide proof of owner occupancy to exempt unit
1.1 Living Room/Living Room Present
4/29/26 inspector resulted unit as Owner Occupied. Changed to No Entry as owner MUST submit proof of owner occupancy to get unit exemption. No proof submitted at this time
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Mgr emailed and requested an ext. Rescheduled to 6/5.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens
4.5 Other Rooms/Window Condition
Window lock damaged, replace
1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the owner and granted an ext to 6/5pm
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
2.10 Kitchen/Stove or Range with Oven
Left burners not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
No access, tenant has loose dog in unit. Owner present
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, ROOM MUST BE INSPECTED
8.4 General Health and Safety/Garbage and Debris
Remove paint cans in front of unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Clear items blocking access to hot water heater

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from front of entry on patio

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector inoperable, replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 707-200-1514 - 4/30 JC

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screens

4.5 Other Rooms/Window Condition
Window lock damaged, replace

1.1 Living Room/Living Room Present
Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
JC-4-30-26 Spoke to the tenant who called in to advise her om has a DR appt tomorrow and no one 18 years or older will be there. Rescheduled to 5/13.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

1.1 Living Room/Living Room Present
Invalid address

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

1.1 Living Room/Living Room Present
2/13/2026 TENANT JENNA DONATELLI CALLED AND NEEDS TO RESCHEDULE. HAS TO WORK AND DOESN HAVE ANYONE ELSE TO BE THERE. MOVED FROM 2/23/2026 TO 2/27/2026 1PM-4PM. 303-489-9712 ADVISED TO MAKE SURE TO CONTACT THE LL AND GIVE NEW DATE AND TIME. SHE WILL. ALISON

2.12 Kitchen/Sink
top of faucet leaking while using - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace

1.4 Living Room/Security
security screen door damaged - repair/replace

3.12 Bathroom/Tub or Shower
tub not draining properly/ slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.5 Bathroom/Window Condition
large discoloration around window - remove

6.4 Building Exterior/Condition of Exterior Surfaces
window frames badly worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater has large amount of dust build up - remove

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing

2.4 Kitchen/Security
clear egress blocking door

2.8 Kitchen/Floor Condition
kitchen floor damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking inside tub very badly discolored/worm -repair/recaulk

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.4 Other Rooms/Security
Install striker plate on door frame

8.2 General Health and Safety/Exits
Light above rear door inoperable, repair

1.6 Living Room/Ceiling Condition
Repair large crack on ceiling

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
GFCI in 1/2 bathroom inoperable, no power.. Replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace

4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

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1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven knob inop - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding badly - repair/replace
4.4 Other Rooms/Security
clear egress from door opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x bathroom sink handles not properly secured - repair/replace
1.7 Living Room/Wall Condition
living room and hallway wall bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove item stacked over 4ft in hallway and laundry room - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
1.7 Living Room/Wall Condition
living room and hallway bubbling badly - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the tenant and rescheduled the 5/22 inspection to 6/5. Sahe advised it is a major holiday for her. Advised her to notify the owner or manager of the date change.

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
9/15/2025 PM CALLED IN NEEDS MORE TIME WITH REPAIR. EVERYTHING ELSE IS DONE EXCEPT FOR THE FLOOR HEATER. THAT IS ORDERED AND PENDING. WILL TAKE 3-4 WEEKS. MOVED FROM 9/18/2025 TO 10/29/2025 1PM-4PM. ALISON
1-13-26 no show property management no access to property

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector in living room exceeds 10 year life span replace

8.7 General Health and Safety/Other Interior Hazards
C02 detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
NO physical address attached to inspection.

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted

1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.

1.1 Living Room/Living Room Present
CH-4-22-26 LL call in to r/s has appt. can not miss r/s from 5-19-26 to 5-1-26
JC-5-21-25 Granted an extension on the inspection 7/7/25 to 4/13/26 (last pass date was 2023 - moved to 2026) emailed date to owner. Owner previously had three units so the original compliance date was 2018.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in master bedroom bathroom

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Caulking inside enclosure damaged, repair
-Master bedroom level 2

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Range hood light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom light switch damaged, replace

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
tub diverter inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair

3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace

1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2nd floor Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
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1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call
510-501-3307
1.1 Living Room/Living Room Present
5/4/26- Spoke to tennant, he requested a re-schedule due to not being available for 5/11 inspection due to work.
Re-scheduled for 6/15 between 9am-12pm. T agreed. M.T
1.5 Living Room/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE. GIVE 30 MIN PRE-CALL 415-310-5398.

1.4 Living Room/Security
Install striker plates

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear facing leaning, brace fencing

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

1.1 Living Room/Living Room Present
5/4/26- Spoke to Owner, requested an ext due to needing more time for repairs. Re-scheduled to 6/15 between 9am-12pm. M.T

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

3.4 Bathroom/Security
Remove keyed entry lock from door

3.6 Bathroom/Ceiling Condition
Treat discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling above patio door

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Thermostat has no display, repair
8.4 General Health and Safety/Garbage and Debris
Remove clutter in front yard
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:38am,lower right unit. Picture submitted.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.4 Other Rooms/Security
Install striker plate on rear door frame
3.12 Bathroom/Tub or Shower
1. Sliding door hard to open, repair

2. Resurface tub
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right of closet door
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant
2.11 Kitchen/Refrigerator
Plug in for inspection
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.
3.3 Bathroom/Electrical Hazards
1. GFCI receptacle has hot/neutral reverse, repair

2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Secure door knob
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.6 Other Rooms/Celing Condition
Repair crack on ceiling
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted

4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate

4.6 Other Rooms/Celing Condition
Repair damaged ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.5 Other Rooms/Window Condition
window lock missing, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking front door

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rusted and peeling paint

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items blocking access to window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up

3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling

4.3	Other Rooms/Elecrtical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 5-4-26 no show no access to property took picture sent email
1.1	Living Room/Living Room Present 5-4-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint
1.1	Living Room/Living Room Present 5-4-26 no show tenant refused entry
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present property sold, no new owner information provided
1.1	Living Room/Living Room Present received proof of owner occupancy
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
1.1	Living Room/Living Room Present 5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.
2.5	Kitchen/Window Condition Window lock damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "A" outside of door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Caulk inside of tub

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.4 Bathroom/Security
Remove key lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Install transition strip

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.5 Kitchen/Window Condition
Window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair or remove

8.10 General Health and Safety/Site and Neighborhood Conditions
Mailbox door missing for unit C, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked outlet on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
MAKE FIRST ON ROUTE IF POSSIBLE.
GIVE 30 MIN PRE-CALL 415-310-5398.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- upper outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in garage missing, base present. Replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 years

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.8 Other Rooms/Floor Condition
Flooring torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, replace

2. Outlet under window missing cover plate, replace

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

2.11 Kitchen/Refrigerator
Exterior of refrigerator rusted, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.3 Bathroom/Electrical Hazards
Replace damaged outlet cover plate

1.1 Living Room/Living Room Present
30 minute precall 734-355-3932

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Closet light inoperable, bulb removed.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

2.6 Kitchen/Ceiling Condition
Remove old smoke detector base on ceiling

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

5.2 Secondary Rooms/Security
Install window screen for laundry room

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

2.1 Kitchen/Kitchen Area Present
GFCI missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key door lock from basement used for bedroom

5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
* PATIO screen to be installed as it is the window for this room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
3-27-26 no show tenant stated they werent notified of any inspection
5/5/26 new owner reported property was sold and is now owner occupied

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing

3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace

3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.4 Other Rooms/Security
remove 2x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite/work properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly - repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861

7.1 Heating and Plumbing/Adequacy of Heating Equipment
water heater discharge pipe missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop/missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/ inop
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet worn throughout unit - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling paint is bubbling badly - repair/repaint
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing/not secured - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all 3x bedrooms
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner and rescheduled from 5/8 to 6/2
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

5.3 Secondary Rooms/Electrical Hazards
Garage lights inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the owner who advised she is out of the country and would like to r/s. Rescheduled from 5/13 to 6/4 and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
JC-5-6-26 Spoke to the tenant who requested to reschedule to a date she is available. R/S from 5/8 to 5/20
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

1.1 Living Room/Living Room Present
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package insturctions.

2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door or install security gate with deadbolt lock

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
1/20/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN AND NEEDS MORE TIME ON REPAIRS. MOVED FROM 1/22/2026 TO 2/27/2026 9AM-12NOON. OWNER CONFIRMED BY EMAIL. ALISON

3/25/2026 Tenant did not respond to knocking on gate or verbal announcement through open front window. Could hear tenant inside of unit. Picture submitted at 1:35pm.

6.4 Building Exterior/Condition of Exterior Surfaces
side of house paint very badly worn /peeling - repair/repaint

4.4 Other Rooms/Security
Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, fire hazard

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Install handrail for front stairs, 4 or more stairs present

3.4 Bathroom/Security
Install striker plate on door frame

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 2

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-BATHROOMS 1 & 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Unable to inspect rear yard due to loose dogs

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle above stove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- left wall
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Window screen damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan cover missing, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
3.12 Bathroom/Tub or Shower
1. resurface tub
2. Install safety guides for glass shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.10 Kitchen/Stove or Range with Oven
1. Remove foil from stove, fire hazard

2. Clean grease splatter on stove and range hood

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
1. Replace cracked receptacle underneath thermostat

2. Replace cracked receptacle left of kitchen entry

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen worn out, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking hall bathroom level 2, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

3.5 Bathroom/Window Condition
bathroom window frame has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
hood range light inop
hood range fan cover needs replacing

4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing

1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the tenant who called in stating the owner requested he call for an ext as they are having vendor issues. Granted ext from 5/20 to 6/15
10/23/2025 Tenant no show, no response to knocking on door or doorbell. Toyota Corolla in front of garage. Picture taken.

12/15/2025 Tenant no show 12:00pm, no response to doorbell or knocking on door. Picture submitted

6/15/2026 Tenant no show 9:27am, no response to doorbell or knocking on door. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall

1.5 Living Room/Window Condition
Clean discoloration on windows in living room and dining room

1.6 Living Room/Ceiling Condition
Repair ceiling in dining room, evidence of severe water damage

1.7 Living Room/Wall Condition
Repair walls, evidence of water damage in dining room

2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace

2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair

3.1 Bathroom/Bathroom Present
Repair or replace sink as it has severe rust

3.12 Bathroom/Tub or Shower
Tenant to clear items in tub, unable to test as tub full of boxes

4.5 Other Rooms/Window Condition
Clear items to allow access to window, window must be inspected

4.8 Other Rooms/Floor Condition
Remove excessive clutter/trash from floor

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage ceiling, evidence of water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling and clutter from yard

1.1 Living Room/Living Room Present
call the owner 15 minutes prior to arrival at 510-520-4197. Owner was advised a call may not be possible since he requested it the day of -JC 5/7
03/26/26- Tenant called in, she wants inspector to look at drain in bathroom sick (does not drain) bathroom door gets stuck, and heater does not run on. M.T

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule due to vendor issues. Rescheduled from 5/8 to 6/5 and advised him to alert the tenant.
3-26-26 no show took picture sent email

1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace

2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace

2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace

4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace

1.1 Living Room/Living Room Present
5/7/26 recevied proof of owner occupancy
3-18-26 no show no entry, owner stated unit wasnt being rented

1.1 Living Room/Living Room Present
5/7/26 received proof of owner occupancy
3-18-26 no show owner refused entry , stated the unit wasnt being rented

1.1 Living Room/Living Room Present
GATE CODE #5823 --- NOTATE ON ALL ROUTES

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

1.1 Living Room/Living Room Present
JC-3-30-26 Owner called in and advised the tenant missed the inspector. Advised they will get another letter in the mail.

3/30/2026 Tenant no show 10:53, no response to knocking on door or doorbell. Picture submitted.

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED
8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect -
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
kitchen sink damaged - repair/resurface/replace
3.12 Bathroom/Tub or Shower
tub leaking - repair
tub handle back plate missing - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling badly discolored - remove/repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - remove- repaint
4.4 Other Rooms/Security
remove key locks from all bedroom doors as well as dead bolt locks
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted
2.10 Kitchen/Stove or Range with Oven
stove inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter handle not properly secure
tub caulking very badly worn/discolored - remove/recaulk
3.6 Bathroom/Ceiling Condition
ceiling badly discolored remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
5.3 Secondary Rooms/Electrical Hazards
Garage outlet on left wall has open grounds, repair
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.
3.12 Bathroom/Tub or Shower
tub peeling repair/resurface/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood operations button damaged, repair
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration in toilet, front right bedroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

5.2 Secondary Rooms/Security
Laundry room window lock missing, replace

3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing

4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection

1.3 Living Room/Electrical Hazards
wall outlet plugs not holding tight fit - repair/replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

2.3 Kitchen/Electrical Hazards
Outlet under window has cracked receptacle and open grounds, repair

1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove old bedding and clutter from front exterior of unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

4.3 Other Rooms/Elecrtical Hazards
Outlet left of right window missing cover plate and has cracked receptacle, install and replace

4.4 Other Rooms/Security
Complete repairs to bedroom door, removed during inspection for replacement

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.3 Secondary Rooms/Electrical Hazards
Left garage outlet has a damaged cover plate and has no power. Repair

6.4 Building Exterior/Condition of Exterior Surfaces
Outlet on rear storage shed missing weatherproof cover, install

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling is badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
vanity mirror missing- repair/replace

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
hood range light inop

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

2.1 Kitchen/Kitchen Area Present
faucet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
patio door lock jamming - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
8.2 General Health and Safety/Exits
clear egress from blocking garage back door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
light switch cove plate missing
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway/living room smoke/Co smoke detector missing
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1stt fl toilet not flushing properly - repair/replace
4.4 Other Rooms/Security
bedroom smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
2nd fl hall smoke/Co detector missing/inop

5.4 Secondary Rooms/Other Potential Hazardous Features
room in garage missing smoke detector
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email
4.4 Other Rooms/Security
remove 3x key locks from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
1.1 Living Room/Living Room Present
TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing the fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by right window has open grounds
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Replace cracked outlet in garage above washing machine
8.1 General Health and Safety/Access to Unit
Install striker plates on rear door
8.6 General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level
1.1 Living Room/Living Room Present
CH-4-22-26 LL wants a pre call 510-932-5616
JC-5-8-26 Owner called in disputing fail as she described the inspector verbally stated the entire building passed. Contacted the inspector to verify. Inspector indicated there were still fails present at the time of re-inspection that had not been corrected. Called the owner back to advise. Owner disagreed and proclaimed she is not paying the R/I fee but will be ready 6/3.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES

1.1 Living Room/Living Room Present
JC-5-8-26 Manager called in and requested a sooner date. R/SA FROM 5/18 TO 5/12. Property has been vacated.

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-541-8536
JC-5-8-26 Owner emailed requesting r/s. Rescheduled 5/19 to 5/22

1.1 Living Room/Living Room Present
JC-5-9-26 Owner called in and requested an extension (needs more time for repairs) rescheduled to 6/5 and advised him to alert the tenant.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-5-8-26 Spoke to the owners and moved the inspection from 6/5 to 5/12. They requested a sooner date.
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/8/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate or doorbell. Picture submitted.

5/8/2026 Tenant refused entry 12:30pm, picture submitted

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting,, repair

2. Range hood has peeling paint/rust, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Caulk tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored in yard

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
A/C Unit Leakage Present.
- Leaking in hallway, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detectors removed, replace

1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.13 Bathroom/Ventilation
Replace rusted vent ceiling cover

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.

2.12 Kitchen/Sink
Install cover for dishwasher air gap

2.10 Kitchen/Stove or Range with Oven
Rear right burner inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair

3.13 Bathroom/Ventilation
Replace rusted vent cover

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in both bedrooms

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
unable to test stove covered with food and grease - remove/clean

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 3-26-26 no show took picture sent email 5-8-26 No show took picture sent email
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
1.4	Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - repair/replace
1.1	Living Room/Living Room Present 2-20-26 no show took picture sent email 5-8-26 No show took picture sent email
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms
1.1	Living Room/Living Room Present call 650-576-4341 for access upon arrival -JC 3/19
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 5-8-26 No show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present MUST RING DOORBELL - 30 MINUTE PRE-CALL TO 510-260-4450 2-23-26 no show took picture sent email
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email
1.4	Living Room/Security doorbell inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-301-8413

PLEASE SCHEDULE WITH FRANK INSTEAD OF BYCHA. SEE NOTE BELOW.

4/22/26- spoke to owner, she was upset yesterday that the inspector called her saying he was going to be there in 15 minutes but arrived in 10 minutes. O stated she would like to be scheduled with another inspector from now on. M.T

03/16/26- PLEASE GIVE 30 MIN PC TO O AT 415-301-8413. M.T

CH-2-10-26 owner call in said do pre call 415-301-8413
2/9/2026 Tenant no show 11:00AM, NO RESPONSE FROM DOORBELL OR KNOCKING ON DOOR. PICTURE SUBMITTED

4/21/2026 Pre called owner as requested, got to residence at tenant wasnt there. There was no response to doorbell or knocking on door. Waited over 5 minutes and no response. Owner called inspector today 4/22/2026 upset and I explained that I have a 5 minute wait period. This os not the first time tenant has missed inspection. Owner has the option of being at the residence as well to allow access. Picture submitted at time of missed inspection.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- lower level

3.3 Bathroom/Electrical Hazards
Light inoperable, lower level. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detecter level 3 inoperable, repair or replace

1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn - repair/replace

2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace

4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace

1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

3.5 Bathroom/Window Condition
Window lock missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Secure rear door knob

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

3.12 Bathroom/Tub or Shower
Resurface tub

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath window

7.5 Heating and Plumbing/Water Supply
Unit = Water Pressure Low.

1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair major leak inside of kitchen pantry, active leak 2/19/2026

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

thermostat cover missing, replace
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

11/7/2025 Tenant no show 11:25am. Knocked on front security door, announced that inspector was at door as front door was open, no response. Dogs barking inside of unit. Pictures submitted.
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Repair leak behind shower control knob
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7 Other Rooms/Wall Condition
Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Replace missing rubber splashguard
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.5 Other Rooms/Window Condition
Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- replace, exceeds 10 year life span
3.4 Bathroom/Security
Secure door knob level 1
4.3 Other Rooms/Elecrtical Hazards
Outlet on right wall missing cover plate, install.
4.5 Other Rooms/Window Condition
Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
No access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
Secure building supplies in rear yard
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan, and discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hall way smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 2x bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
thermostat missing/inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
3/12/2026 TENANT CALLED NEEDS TO RESCHEDULE. N/A HAS TO WORK. MOVED FROM 3/24/2026 TO 3/27/2026 9AM-12NOON. TENANT CONFIRMED. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worn - remove/recaulk/repair
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in bath 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
3-27-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
3x smoke detectors missing in bedrooms
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
GIVE O 30 MIN PRE-CALL AT 510-558-8899
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307
1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint
4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.
3/31/2026 Tenant no show 3:00pm, no response to knocking on front security door. Picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (510) 207-7463
JC-5-12-26 O called the Spanish line on 5/7 requesting extensions for his units. Voicemail was not returned in time, but the request to reschedule was honored today. AL left a detailed voicemail with the new date 6/23 and I sent an email confirming as well.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
3/27/2026 OWNER ERIC MOE CALLED TO RESCHEDULE JUST TO THE FOLLOWING WEEK. NO ONE AVAILABLE. MOVED FROM 4/24/2026 TO 4/27/2026 1PM-4M. OWNER CONFIRMED. ALISON

3-19-26 no show tenant stated they werent notified of any inspection

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work properly - repair/replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.3 Kitchen/Electrical Hazards
Outlets right of sink inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 1/2 bath level 1

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock missing, replace

8.7 General Health and Safety/Other Interior Hazards
Remove inoperable common area smoke detector level 2

1.1 Living Room/Living Room Present
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Bathroom 2 replace receptacle with GFCI

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head spraying water out of rear, repair

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.1 Living Room/Living Room Present
Complaint: check stove burners and flooring condition in kitchen
JC-4-1-26 MT spoke to the tenant two weeks ago and completed the complaint form. Tenant called in today and advised no work has been done/initiated by management. Scheduled 4/2.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer next to oven getting scorched from heat leaking from side of oven

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking behind sink

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base above door

4.5 Other Rooms/Window Condition
Move furniture blocking direct access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window

1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the tenant and rescheduled the 5/21 inspection t0 6/8. Tenant is not available. Advised her to alert the manager.

1.1 Living Room/Living Room Present
JC-5-13-26 Spoke to the property manager and granted an ext from 6/5 to 6/23 and advised him to alert the tenant of the date change. Mgr asked about the missing responsibility. Advised the city no longer makes a designation on responsibility.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
1.1 Living Room/Living Room Present
JC-5-13-26 O called and requested an ext for repairs. R/s from 5/14 to 5/22 and advised he to alert the tenant
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
CH-3-26-26 LL call in said this unit was to be schld for 4/1/26 Pre call 510-776-0932
JC-3-5-26 Spoke to the owner and rescheduled the 3/18 inspection to 4/1. Rescheduled both of the units to the same day. The other tenant has a surgery scheduled for 3/18.
3-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
Smoke/Co detector - inop/missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.1 General Health and Safety/Access to Unit
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

1.3 Living Room/Electrical Hazards
Replace cracked outlet in dining room at kitchen entry

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

1.5 Living Room/Window Condition
Clean/ remove discoloration on window and window seals

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.7 Bathroom/Wall Condition
hallway bathroom toilet tissue holder missing

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.
- no show called number property management never showed to allow access

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-5-14-26 Property manager called in and requested an extension for 3 units. Rescheduled from 5/15 to 6/12.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
-- no show owner stated they werent notified of inspection for that unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4-3-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose

1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified for unit

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

2.10 Kitchen/Stove or Range with Oven
Replace missing burner knob for center burner

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, removed.

1.1 Living Room/Living Room Present
03/16/26- O called back and stated 04/06 1pm-4pm works best. Re-scheduled unit to that date and confirmed with O (Bob Smith). M.T
03/13/26- Spoke to owner, he requested to re-schedule inspection. I gave him 2 dates (04/03 9am-12pm) or (04/06 1pm-4pm). Waiting for call back to confirm which date works best. M.T

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace as it exceeds 10 year life span

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Install missing striker plate on door frame

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.11 Kitchen/Refrigerator
Light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Range hood rusted/peeling paint, replace

2. Burners not self lighting, repair
8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.4 Living Room/Security
Door frame damaged, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

1.1 Living Room/Living Room Present
JC-5-14-26 Tenant called in and advised she needs a Friday. R/S from 6/12 to 6/19

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key locks from all bedroom doors

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
pantry light not secured properly

2.7 Kitchen/Wall Condition
wall above pantry door damaged - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
patio screen door damaged -repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet sink base damaged at bottom - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair

3.13 Bathroom/Ventilation
vent cover missing

3.8 Bathroom/Floor Condition
lining at base of tub damaged - repair/replace

4.4 Other Rooms/Security
remove key door lock from bedroom door

4.5 Other Rooms/Window Condition
clear items/egress blocking bedroom window

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted

1.8 Living Room/Floor Condition
flooring throughout living room and hallway damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2.12 Kitchen/Sink
dishwasher drain properly drain plug - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop - repair/replace

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair

2.3 Kitchen/Electrical Hazards
pantry light not properly secured - repair/replace

3.12 Bathroom/Tub or Shower
master bathroom tub chipping - resurface/replace

4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspectionJC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.

3.1 Bathroom/Bathroom Present
master bathroom tub caulking very badly worn - recaulk

3.12 Bathroom/Tub or Shower

both tubs peeling resurface

3.8 Bathroom/Floor Condition
liner at base of tub damaged in both bathrooms - repair/repalce

4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink has cracks in it, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
2.3 Kitchen/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry, Pm says they dont have key for restoration unit. Picture submitted
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector and install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no access as PM doesnt have key fro unit. Picture submitted. Unit was under renovation.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters in unit inoperable, repair
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.
12/2/2025 Tenant no show, unable to enter unit with PM as loose dog inside of unit Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
hallway bathroom shower head leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.7 Bathroom/Wall Condition
hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-29-25 property management not aware of inspection
2.12 Kitchen/Sink
dishwasher inop - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not staying open properly - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedrooms
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. REPLACE, low audible ALERT
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway ceiling - repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower
soap holder broken - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in all bedrooms repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

2/20/2026 TENANT NO SHOW 12;24PM, NO ACCESS WITH PM AS THEY DONT HAVE KEY FOR UNIT. PICTURE SUBMITTED
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bottom of sink cabinet worn / damaged - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub caulking worn - repair/recaulk
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
clear items/egress blocking window master bedroom
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

4.4 Other Rooms/Security
remove key door locks from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
3.4 Bathroom/Security
Remove keyed entry lock from door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.5 Other Rooms/Window Condition
Cut brush on exterior side of window blocking fire exit
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink handles missing - repair/replace
unable to test sink no handles

Master bedroom bathroom sink hot water inop
handle not working properly - repair/replace
sink constantly drips - repair
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-15-26 no show tenant stated she was told she didnt have to have a reinspection because she was the owner .
refused entry took picture sent email

1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missinig in 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
7.5	Heating and Plumbing/Water Supply kitchen no running water
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
1.1	Living Room/Living Room Present 5-15-26 no show took picture sent email
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-29-25 property management not aware of inspection
1.4	Living Room/Security clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
1.1	Living Room/Living Room Present JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email. 9-30-25 no show property management no access to unit 12-1-25 no show property management no access to unit 2/23/2026 Tenant refused entry for inspection, picture submitted 5-15-26 no show management no access to unit /lock changed
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-30-25 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door missing

3.7 Bathroom/Wall Condition
all walls in bathroom either damaged or has holes - repair/repaint

4.4 Other Rooms/Security
bedroom door damaged - repair/repalce

4.10 Other Rooms/Smoke Detectors
smoke detector missing

4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
9-30-25 no show property management no access to unit
12-2-25 under renovation

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, has fault code on display panel

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Replace missing glass pane

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash and cutter from unit, recently abandoned unit

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner son and rescheduled the 5/19 inspection to 6/5 (tenant and O cannot be there).

1.1 Living Room/Living Room Present
30 MIN PC KIM 650-678-9992

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the manager who requested the inspection be after 7/31 (date current tenant is moving out). Granted an ext from 6/23 to 8/7, but advised the inspection cannot be rescheduled again. He is aware.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
JC-5-18-26 I did not realize there would be no inspection on 6/19 when scheduling. Unable to locate the tenants contact. Called the 707 number in the back end and left a detailed message regarding rescheduling to 6/26. Advised that they alert the tenant. Also mailed notices.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking & grout very badly discolored - recaulk/clean grout

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl hallway cabinet doors not staying closed as designed - repair/replace

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the owner who advised he has someone scheduled to do the window repair 6/15. Granted a final ext with approval to 6/24 but advised the owner that it cannot be scheduled again. He is aware.
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the property manager and rescheduled the 5/19 inspection to 6/5. Tenant is not available.

1.1 Living Room/Living Room Present
JC-5-18-26 Spoke to the tenant and rescheduled the 5/19 inspection to 6/17. Tenant is out of town due to an emergency. Advised the first inspection cannot be rescheduled again. She is aware.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2002)

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.12 Bathroom/Tub or Shower
Leak behind cold water knob, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair

1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted

3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1	Living Room/Living Room Present 4/7/2026 Tenant no show 1:15pm, picture submitted
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair
1.1	Living Room/Living Room Present 4-6-26 no show took [picture sent email
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace
1.1	Living Room/Living Room Present 4-6-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke det4ectors missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment 2nd earthquake strap missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
1.1	Living Room/Living Room Present 4-6-26 no show tenant refused entry
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
4.4	Other Rooms/Security remove key lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - rpair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.1 Living Room/Living Room Present
JC-2-4-26 Waived (2) re-inspection fees (one as a 1-time courtesy and another due the inspector not entering the gate on the first visit). Do not waive additional fees. Spoke to the owners daughter who acts as the property manager.
8/22/2025 Inspector did not enter gate to unit as multiple beware of dog signs posted. Front door to unit is down the right side of unit and unable to get attention of tenant through front window that was open. Unable to determine where dogs were located on property for safe entrance. Picture taken

10/20/2025 Tenant no show 2:35pm. No response from doorbell outside of gate. Dogs present in yard preventing direct access to unit. Picture taken.

12/8/2025 No access to front door as large dogs loose in yard. No response from doorbell outed of security gate. Picture submitted 11:40pm
2.10 Kitchen/Stove or Range with Oven
Stove in upstairs kitchen inoperable, repair or remove

2. Burners level 1 not self lighting, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
REPLACE, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.4 Heating and Plumbing/Water Heater
Pressure relief drain pipe must be extended to 6" of ground. Install as water heater discharge line is missing
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock from door leading upstairs
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detectors (x2) on level 2 inoperable, replace

2. Install CO2 detector level 2
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair fencing on right side of house, leaning and missing boards.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace
3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace
3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
Clean discoloration on patio door frame

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.7 Bathroom/Wall Condition
Clean discoloration on walls

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Unable to test as drip paned and burners were removed from stove, replace for inspection

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

2.5 Kitchen/Window Condition
Repair window, evidence of water leak

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present

JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.7 Living Room/Wall Condition
Clean discoloration on patio door frame
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
1. Repair as there is a gap on left side of window allowing air intrusion

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen

3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling

3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in bedroom

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5/19/2026 UNIT IS UNDER SEC8. RECEIVED EMAIL FROM OWNER. JEN HAS NOT PROCESSED YET. WILL RESCHEDULE FOR NOW. MOVED FROM 5/21/2026 TO 6/16/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
JC-5-19-26 O requested a r/s as they did not get a fail report. R/S from 5/20 to 6/24. Advised them to alert the tenant and updated address.
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Install door knobs and hardware

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

8.1 General Health and Safety/Access to Unit
Secure patio screen door

8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit

8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink

2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
8.7 General Health and Safety/Other Interior Hazards
patio door lock missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has large amount of corrosion - remove/resurface/repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking around sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.7 Kitchen/Wall Condition
wall bellow window has discoloration - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
1.8 Living Room/Floor Condition
Carpeting in living room worn out and torn in multiple places, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of kitchen sink, lower outlet

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair

3.6 Bathroom/Ceiling Condition
Repair damaged portion of ceiling above shower

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.4 Other Rooms/Security
Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of stove

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head damaged, replace

4.7 Other Rooms/Wall Condition
Closet door off track, repair

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

8.2 General Health and Safety/Exits
Patio screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/9 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4.5 Other Rooms/Window Condition
Lower window rusted, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.4 Bathroom/Security
door knob missing - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpet throughout entire unit badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace

3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
toilet runs - repair/replace

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
kitchen faucet handle not secure - repair/replace
faucet drips - repair/replace
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio screen handle damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

1.1 Living Room/Living Room Present
Location in which 5816 San Jose is has no address on building. House to the right is 5810 and the unit to the left is 5828. No answer on side door at building. Unit looks like a large garage, called outsource it and submitted picture 4:00pm

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace

2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.5 Living Room/Window Condition
patio door blinds not working properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

2.12 Kitchen/Sink
faucet drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bedroom door
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install door knob on hall closet door
1.1 Living Room/Living Room Present
carpet throughout unit worn/damaged - repair/replace
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace
3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom closet doors off track

8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.3 Kitchen/Electrical Hazards
Outlet by door has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
patio door not locking properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.

1.4 Living Room/Security
remove clear items for egress on patio

1.7 Living Room/Wall Condition
hole in living room wall - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail
2.6 Kitchen/Ceiling Condition
Repair peeling paint
8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard
6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)
3.12 Bathroom/Tub or Shower
Install safety guide for shower doors
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard
2.3 Kitchen/Electrical Hazards
Outlet left of stove has hot/ neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Secure rear stairs to building, temporary stair present that isnt secured to building.
2. Install handrail on rear and side stairwell.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number outside of front door
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

7.4 Heating and Plumbing/Water Heater
Unable to inspect, door has screws in it preventing it from opening

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.6 Living Room/Ceiling Condition
large cracks living room wall/ceiling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove

2.4 Kitchen/Security
clear items from blocking back door from opening fully

2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint

1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice

4.4 Other Rooms/Security
clear items from 2x windows blocking egress

4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
1.8 Living Room/Floor Condition
carpeting worn / torn/damaged - repair/replace
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-19-26 no show tenant refused entry
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage - repair/replace
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected outlets by kitchen sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacles
1. Left of patio door
2. Right wall from entry
1.4 Living Room/Security
Install striker plate on dor frame
2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
Install shower head
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.4 Bathroom/Security
Install striker plate on door frame
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace burnt receptacle right side of sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace damaged receptacle right of front door
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard

2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clear items to allow access to window

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles in kitchen

2. Replace damaged receptacle right side of stove

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on left wall from entry
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
1.3 Living Room/Electrical Hazards
Rep[lace cracked receptacle left side of patio door
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/10 but advised we would not reschedule again.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
1. Tenant to move furniture blocking window (fire exit)

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting - worn/damaged edges - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
patio door lock inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
clear items form patio for egress to patio door
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint
4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.7 Other Rooms/Wall Condition
bedroom screen missing
8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.12 Bathroom/Tub or Shower
top of shower paint peeling/caulking worn - repair/recaulk/repaint
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink peeling - resurface/repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
garbage disposal very loud - repair/replace
4.4 Other Rooms/Security
closet doors off track
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink leaking - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
1.4 Living Room/Security
inside next to front door frame damaged - repair
1.7 Living Room/Wall Condition
large cracks on wall - repair/repaint
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.7 Kitchen/Wall Condition
large crack behind sink wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - repair/resuface/replace
3.12 Bathroom/Tub or Shower
tub drips - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
faucet base loose
sink drips
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
drawer cover missing - repair/replace
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
tub peeling repair/replace
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
left front burner inop
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.
2.10 Kitchen/Stove or Range with Oven
burners not fitting properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
wall next to toilet damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop/not get hot - repair
1.1 Living Room/Living Room Present
JC-5-20-26 Property manager requested an extension for repairs. Granted extension from 5/28 to 7/13 but advised we would not reschedule again.

1.4	Living Room/Security patio door handle missing
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 9:50am, picture submitted. JC-5-21-26 Scheduled a re-inspection for 5/26 with owner via email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower tub badly worn/damaged - resurface/repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all of bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 03/16/26- GATE CODE: #1223
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:25am, picture submitted
1.1	Living Room/Living Room Present 5/20/2026 Tenant no show 10:35am, picture submitted
1.1	Living Room/Living Room Present 3/16/2026 tenant no show 2:35pm, picture submitted.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bathroom level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front stairs loose, secure
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1
1.1	Living Room/Living Room Present 30 min pre-call 510-338-6708 5/20/2026 Tenant no show 1:28pm, picture submitted
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
4.5	Other Rooms/Window Condition Address discoloration above window in bedroom, exterior window trim dry rotted. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE. HES OUT OF TOWN AND TENANT N/A. MOVED FROM 5/1/2026 TO 5/8/2026 9AM-12NOON. ALISON
5/20/2026 Pre called owner as requested, stated unit is being renovated. Address was a site that looks commercial under renovation. No physical address visible. Pink building.

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator from rear yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

3.3 Bathroom/Electrical Hazards
all bathrooms/half baths GFCI outlets missing - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
5-20-26 No show tenant refused entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

3.3 Bathroom/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle at entry

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling

2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing
4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd floor hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace
1.1 Living Room/Living Room Present
4-21-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.4 Building Exterior/Condition of Exterior Surfaces
building paint peeling/chipping badly - repaint/repair
1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email tenant refused entry
5-20-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email
2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate
8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

3.3 Bathroom/Electrical Hazards
GFCI outlet mising

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement bedroom

4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key door lock from basement used for bedroom
5.4 Secondary Rooms/Other Potential Hazardous Features
basement washroom has large hole in ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
4.5 Other Rooms/Window Condition
1. Remove excessive amount of items in room not allowing clear path to window. Resident must be able to gain access to quick release for security bars (fire exit).

2. Clean discoloration on window and window seal
3.4 Bathroom/Security
Remove keyed entry lock from door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace
8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair
1.3 Living Room/Electrical Hazards
Outlet across from fireplace missing cover plate, replace
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clogged sink bedroom #1
3.12 Bathroom/Tub or Shower
Recaulk inside of tub, bedroom 1
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan, bedroom 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration , bedroom 1
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
JC-5-21-26 Owner emailed stating tenant cannot be there on the 22nd. Rescheduled to 5/28
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
Repair wall above patio door

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Burners inoperable, repair

2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair

3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

8.1 General Health and Safety/Access to Unit
Front door deadbolt lock will not engage as designed, repair
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism defective, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
*dishwasher leaking in front of unit, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
1. Right burners inoperable, repair
2. Replace range hood, rusted with peeling paint

2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling

4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on center wall

3.4 Bathroom/Security
Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Repair leaking dishwasher, leak in front of unit
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet leaking, repair
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/13. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.7 Living Room/Wall Condition
frame around patio door badly discolored black organic substance - remove/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
right rear burner inop - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock hard to lock - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
living room outlets not holding tight fit - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
window frame badly discolored/black organic substance - remove/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range missing fire stopper
front right burner inop and burner knob not stopping/working properly - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher leaking from bottom - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater not getting hot enough - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
unit under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio screen not properly secured
patio door handle not locking properly - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
frame around patio door badly discolored - remove/repaint

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
light were toilet is located very low - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
garbage disposal inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Tenant to remove personal items being stored in dishwasher so it can be inspected
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
1.1 Living Room/Living Room Present
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5/21/2026 Tenant no show 1:13pm, picture submitted
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Install, vacant unit
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, leaking in front
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace

8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace missing burners
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.11 Kitchen/Refrigerator
VACANT UNIT
Install refrigerator in unit
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
2.3 Kitchen/Electrical Hazards
A missing and/or cracked outlet presents an electrical hazard.
- kitchen outlet right of sink cracked
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.4 Bathroom/Security
Install strriker plate on door frame

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink

8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
right front burner inop

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

3.12 Bathroom/Tub or Shower
wall /window - damaged badly discolored - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.13 Kitchen/Space for Storage, Prep and Serving
drawer front cover missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door underneath sink no properly secure - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace

4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
under renovation
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.13 Bathroom/Ventilation
fan very loud - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose

3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

3.1 Bathroom/Bathroom Present
toilet base loose

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet air raider missing
dishwasher not draining working/properly draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio door lock not working properly - repair/replace

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
4.5 Other Rooms/Window Condition
Move headboard/bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
Dishwasher inoperable, door will not close as designed. Repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
large hole underneath sink - repair
dishwasher not working/properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
dining area window rusted - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.4 Living Room/Security
bottom of patio door rusted - remove /repair
1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace
2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
4.4 Other Rooms/Security
closet doors of track
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.5 Bathroom/Window Condition
discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan inop
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle on center wall
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/15. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
1.6 Living Room/Ceiling Condition
Repair large crack on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace

3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 1:49pm, picture submitted

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
-REMOVE keyed entry locks on all 4 bedroom doors

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by refrigerator

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock mechanism damaged, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Clean discoloration on window

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.7 Bathroom/Wall Condition
Address/repair discoloration bleeding through paint on walls

4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
3.4 Bathroom/Security
bars must have quick release - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
1.5 Living Room/Window Condition
bars on window must have quick release - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove
4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
2.8 Kitchen/Floor Condition
flooring damaged/broken - repair/replace
1.4 Living Room/Security
address "B" missing from front door - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace

1.5 Living Room/Window Condition
screen missing in living room - repair/replace
1.4 Living Room/Security
door bell inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
3.4 Bathroom/Security
remove key lock from bathroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.4 Living Room/Security
doorbell inop
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan knob damaged/inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
2nd & 3rd fl smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
1.1 Living Room/Living Room Present
5-22-26 Gated area code # 7777
1.4 Living Room/Security
doorbell inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles in kitchen by sink
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, door wont close for operation. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, knob missing. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.3 Kitchen/Electrical Hazards
Install GFCI outlets in kitchen by sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace

2. Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
patio screen damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink worn/damaged resurface/repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
03/27/26- Tenant left a VM. Returned her call and she asked what the inspection is for. As i was trying to explain she began to get very hostile and cutting me off. I explained if she continued to be hostile i would have to disconnect and she did not stop. M.T
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
cabinet door not secured properly - repair/replace
3.5 Bathroom/Window Condition
bathroom window not forming a tight seal - reapair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair, replace or remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
hood range peeling badly - repair/replace
2.12 Kitchen/Sink
faucet handle not secure/loose - repair/replace
dishwasher not working/draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.4 Living Room/Security
remove clear items for egress on patio
1.7 Living Room/Wall Condition
hole in living room wall - repair/replace
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
window on side of kitchen not closing smoothly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Oven handle damaged, repair
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.7 Living Room/Wall Condition
Repair wall above patio door, evidence of water damage
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.7 Other Rooms/Wall Condition
Complete repairs to right wall. soft spot still present
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Faucet has constant drip, repair
2. Dishwasher inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Carport heavily soiled throughout unit, clean carpeting
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
CH-4-29-26 pre call 510-472-0825

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub very badly worn/damaged - repair/replace/recaulk

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has large amount of overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.13 Kitchen/Space for Storage, Prep and Serving
Secure cabinet door left of stove

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair or replace damaged/missing door front, top right drawer

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit), window to be inspected

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
1. Garbage disposal inoperable
2. TENANT to remove personal items being stored in dishwasher so it can be inspected.

2.5 Kitchen/Window Condition
Tenant to remove clutter blocking access to window

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Clean discoloration in sink

3.12 Bathroom/Tub or Shower
Clear items in tub so it can be inspected

3.13 Bathroom/Ventilation
Ventilation fan is inoperable, repair

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Replace rusted light fixture

4.5 Other Rooms/Window Condition
NO ACCESS to window for inspection, tenant to declutter room
8.2 General Health and Safety/Exits
Tenant to clear items blocking access to fire exits in unit
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping and remove excessive clutter from unit.
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
1. Dishwasher inoperable, leaking in front. Repair

2. Kitchen sink drain has a major leak.
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking around sink
8.2 General Health and Safety/Exits
Tenant to move furniture to allow clear path from front door to patio door
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
dining area window fame badly rusted - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
left front burner inop/rusted
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle loose
3.6 Bathroom/Ceiling Condition
ceiling in toilet area discolored/peeling - remove/repaint
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.10 Kitchen/Stove or Range with Oven
oven door not closing properly/smoothly - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
8.6 General Health and Safety/Interior Stairs and Common Halls
clear egress blocking clear walkway
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
burner light inop - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
2.13 Kitchen/Space for Storage, Prep and Serving
wall paper peeling of cabinet next to stove - fire hazard - repair/replace
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions
1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-15-26 No show tenant was sick

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
Tenant no show 4/15/2026 9:50am, unable to enter unit due to loose dog. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show no access to unit

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4-16-26 no show tenant stated they werent notified

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8
4/17/2026 Tenant no show, unable to enter unit with PM due to loose dogs inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.8 Living Room/Floor Condition
carpeting throughout entire unit - worn/damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear items/for egress access to patio door

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio paint peeling very badly - repair/repaint

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

8.9 General Health and Safety/Interior Air Quality
unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

1.1 Living Room/Living Room Present
5/22/26 received proof of Section 8

1.4 Living Room/Security
clear egress blocking patio door access

4.5 Other Rooms/Window Condition
clear items blocking window egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.1 General Health and Safety/Access to Unit
no access to garage/locked unable to inspect - NOTE***** Garage is not rented to tenant and is maintained for owner use only.

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate handle not properly secured - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/11/26 property reported as sold
5/4/2026 Tenant no show 11:05am. No access to gated community, no response from callbox. Picture submitted.

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.4 Living Room/Security
install quick release or remove on all bars on windows

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.1 Bathroom/Bathroom Present
GFCI outlet missing

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

1.1 Living Room/Living Room Present
5-22-26 no show owner occupied (no proof submitted to office - exemption denied until proof submitted)

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 5-7-26 to 5-22-26 tenant can not get off work call 510-439-6012
2-19-26 no show no access to property took picture tenant refused entry
1.1 Living Room/Living Room Present
5/22/2026 Address is non existent
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm
1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in upstairs loft

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
4/22/2026 Tenant no show 12:15pm, picture submitted at time of missed inspection

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
1. Secure building supplies in rear yard

2. Remove excessive recycling from yard

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
JC-5-26-26 Owner emailed requesting to reschedule due to a recent accident. Rescheduled to 7/15 and advised him to alert the residents.
4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant and rescheduled the 6/2 inspection to 6/18. Advised him to alert the manager.
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint
2.12 Kitchen/Sink
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right of patio door
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of window. Outlet is cracked.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop

1.4 Living Room/Security
front door deadbolt and door knob lock not working properly - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 9:50am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub badly worn/damaged - resurface/repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
towel rack missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all of bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle right side of living room heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
2.3 Kitchen/Electrical Hazards
1. Replace damaged GFCI by kitchen sink

2. Replace cracked receptacle left of kitchen window
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
JC-5-26-26 Spoke to the tenant who requested to reschedule the 6/15 due to work. Rescheduled to 6/30 and advised her to alert the owner or manager.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window lock missing, repair
3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested an ext due to going out of the country from end of June to end of July. Re-scheduled from 6/22 to 8/7 between 11am-2pm. O agreed. Per Jen, DO NOT RE-SCHEDULE AGAIN. ADVISED O WE WILL NOT BE ABLE TO RE-SCHEDULE AGAIN. M.T
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
5/27/26- Spoke to O, requested a week ext due to not being available on 6/17. Moved insp to 6/25 between 11am-2pm. O agreed. M.T

OWNER REQUESTED 1-4PM INSPECTION ON 5/4. MOVED TO AFTERNOON
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

1.1 Living Room/Living Room Present
JC-5-27-26 Owner emailed and requested a reschedule as he will be out of town. Rescheduled to 7/15
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

1.6 Living Room/Ceiling Condition
large cracks in ceiling - repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
JC-5-27-26 Spoke to the mgr who advised the owners passed away in car crash. They do not have the funds to make repairs and may sell the property. Granted EXT to 8/7 given the circumstances and advised her to email us with proof if the property is listed. She will alert the tenant of the date change.
JC-3-31-26 Tenant called in and advised the inspector went out today, but they were unsure if the inspection was legit. Explained program to tenant. She is aware and advised she experiences mail theft. She will cb to verbally confirm the next date.

3/31/2026 Per previous note above, spoke with tenant via ring camera and she was not aware of inspection. Picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install door sweep on front door, air and light intrusion coming through bottom of door.

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Exterior window frame dry rotted, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Tenant to move bed blocking window (fire exit)

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
1. Install handrails on front and rear stairs, 4 or more stairs present

2. Secure rear stairs, last stair is loose

6.4 Building Exterior/Condition of Exterior Surfaces
Repair dry rotted siding on side and rear of house

8.1 General Health and Safety/Access to Unit
1. Patio door glass pane damaged, repair or replace
2. Install patio screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

2.12 Kitchen/Sink
5/27/2026 Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable as battery has been removed. Replace battery and ensure unit is working as designed.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.

5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show under renovation
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

2.12 Kitchen/Sink
Dishwasher drains through air gap onto counter. Repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028 FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email

4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO, WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/28/26 received proof unit is owner occupied

3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

5/6/2026 Tenant no show 1:49pm, no response from doorbell or knocking on door.
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet seat cover missing - repair/replace

1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834 - GO AS CLOSE TO 1PM AS POSSIBLE
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
6/1/26- Spoke to PM, she requested an ext due to needing the insp on a Mon or Tue. Gave her the next available Mon we have which is 6/22 between 9am-12pm. PM agreed. Sent email confirmation to bridmudd@gmail.com M.T

3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
2nd floor GFCI outlet missing
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room

3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace

3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair

8.2 General Health and Safety/Exits
Patio door screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.4 Bathroom/Security
Replace missing striker plate on bathroom door frame

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-6-2-26 Owner emailed asking for reports. O stated repairs were not done. Rescheduled from 6/3 to 6/30.

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
JC-6-2-26 spoke to the owner and rescheduled the 6/3 inspection to 6/26.Tenant is not available.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

back porch leaning & stairs not stable when stepped onto - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
DO NOT RESCHEDULE OR CANCEL SAME DAY
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair

6.4 Building Exterior/Condition of Exterior Surfaces
all window frames on building peeling/damaged badly - repair/repaint
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house has loose slats on has wood damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
6/2/26 OWNER PROVIDED PROOF FROM RENT CONTROL PROPERTY IS NOT A RENTAL
1.1 Living Room/Living Room Present
6/2/26 received proof property is vacant and listed for sale
1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)
3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio screen
1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
front burners inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway Co detector missing
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.4 Kitchen/Security
clear egress from preventing exit door from opening fully
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - inop/missing
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
3.3 Bathroom/Electrical Hazards
GFCI will not reset, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Light switch and cover plate damaged, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Garage light switch cover damaged, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Room in garage missing window screen, install

2. Tenant to move furniture blocking both windows in room in garage
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install hand rails for front and rear stairs (4 or more stairs present)
6.4 Building Exterior/Condition of Exterior Surfaces
1. Repair dry rotted siding in rear right of unit.
2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced

3. Repair dry rotted siding in front of home underneath living rom window
8.1 General Health and Safety/Access to Unit
Rear patio door hard to open, repair (fire exit)
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair or remove damaged rear shed
8.4 General Health and Safety/Garbage and Debris
Remove clutter and old furniture on rear and side of unit
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-3-26 Owner called and advised he was recently injured and needs an extension. Rescheduled from 6/8 to 7/8
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install
8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20. 5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
JC-6-3-26 Sonya from Bartels called and advised the owner is requesting more time. Rescheduled units to 7/20.

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Secure window screen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
1.1 Living Room/Living Room Present
JC-6-3-26 Granted extension from 6/18 to 9/18. Owner request 90 day extension due to medical problem which was okd by Nikansha. Emailed the rescheduled notices to the owner and advised they alert the tenants.
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.
2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink
2.8 Kitchen/Floor Condition
Replace damaged floor vent
3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
1.1 Living Room/Living Room Present
JC-6-17-26 Scheduled inspection for 6/29 with pm via email
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.
1.1 Living Room/Living Room Present
JC-5-26-26 Emailed the manager and scheduled 6/3. Unit is ready.
11/20/2025 Tenant no show 12:35pm, picture submitted
8.1 General Health and Safety/Access to Unit
Install patio screen door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install CO2 detector in unit
1.1 Living Room/Living Room Present
CH- call owner 415-309-0435
10-15-25 no show took picture sent email
12-10-25 No show took picture sent email
8.1 General Health and Safety/Access to Unit
back door security gate deadbolt not locking properly - repair/replace
1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661
2.12 Kitchen/Sink
Garbage disposal leaking, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted.

6/4/2026 Tenant no show 1:30pm, picture submitted

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:05am, picture submitted.

6/4/2026 Tenant no show 1:17pm, picture submitted.

1.1 Living Room/Living Room Present
3/17/2026 Tenant REFUSED ENTRY AS SHE STATED SHE DIDNT RECIEVE NOTICE. PM PRESENT. Picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

3.13 Bathroom/Ventilation
Secure vent fan cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needed in unit, install

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, PM present. Picture submitted.

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
CH-3-24-26 r/s from 3-30-26 to 4-21-26 LL said tenant moving out need to check house first 30 min pre-call 925-768-1684

8.1 General Health and Safety/Access to Unit
Install turnstile door knob on front security gate

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator on side of unit

8.7 General Health and Safety/Other Interior Hazards
Carpeting torn in hallway, repair

1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:00am, picture submitted .ennat refused entry, stated she was never notified. Lower unit.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.4 Bathroom/Security
Remove keyed entry lock from door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:08am, picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
1.1 Living Room/Living Room Present
JC-4-7-26 Owner Betti called in and advised he sold the property 2 years ago and does not want to receive any more notices. Explained he needs to provide a written statement as he is the current listed owner in our database. He advised he would not do that and will dispose of anything else he receives.

4/24/2026 tenant no show 11:10am, picture submitted.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch at entry missing cover plate, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right of closet door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Address discoloration on living room ceiling

2.11 Kitchen/Refrigerator
Severely rusted, repair or replace

2.12 Kitchen/Sink
Resurface kitchen sink

2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling

2.7 Kitchen/Wall Condition
Address discoloration on walls

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin

3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

1.6 Living Room/Ceiling Condition
Repair large cracks on ceiling

2.12 Kitchen/Sink
Resurface sink

3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling

8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door

1.1 Living Room/Living Room Present
JC-6-4-26 Property manager emailed requesting an extension as they had not received the reports as they just took over managing this property. Rescheduled from 6/16 to 7/17 and advised them to alert the residents.

2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

1.1 Living Room/Living Room Present
Complaint: complete full inspection, but please check concern items. Flooring (possibly uneven or soft spots), gaps around dishwasher, possible infestation, check closets and door to ensure they close securely and are on track).

JC-6-4-26 Spoke to the tenant and scheduled the complaint inspection.
6/12/2026 TENANT NO SHOW 2:20PM, PICTURE SUBMITTED

1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified

2.12 Kitchen/Sink
faucet base loose

4.2 Other Rooms/Electricity/Illumination
bedroom light inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.5 Bathroom/Window Condition
window broken - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified

3.13 Bathroom/Ventilation
hallway bathroom vent no properly secure - repair/replace

3.6 Bathroom/Ceiling Condition
master bedroom ceiling discolored - remove /repair/repaint

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
living room/hall smoke detector missing

4.4 Other Rooms/Security
remove all key locks from all bedroom doors

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

1.1 Living Room/Living Room Present
4-24-26 No show took picture sent email

4.10 Other Rooms/Smoke Detectors
master bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email

2.10 Kitchen/Stove or Range with Oven
stove inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.1 Bathroom/Bathroom Present
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance - mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

2.10 Kitchen/Stove or Range with Oven
oven door cover missing

3.7 Bathroom/Wall Condition
wall has discoloration - remove

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing

2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
oven not working properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover plate missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
fan cover missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.3 Living Room/Electrical Hazards
Outlet outside of bathroom entry has no power, repair
2.11 Kitchen/Refrigerator
The refrigerator door is very badly corroded
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet not testing - repair/replace
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left rear burner inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.12 Kitchen/Sink
water inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
3.6 Bathroom/Ceiling Condition
ceiling has discoloration remove
8.7 General Health and Safety/Other Interior Hazards
smoke detector inop
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace inoperable carbon monoxide detector
1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds/grass in yard
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/carbon monoxide detector inoperable, replace as it exceeds 10 year life span.
1.1 Living Room/Living Room Present
3-19-26 no show tenant stated they werent notified of any inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, repair or remove

5.3 Secondary Rooms/Electrical Hazards
DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Secure patio screen

8.2 General Health and Safety/Exits
Clear items blocking garage door (fire exit)

2.10 Kitchen/Stove or Range with Oven
oven thermostat knob missing - repair/replace
hood range light inop - repair/replace

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing -repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop - repair/replace

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left handle not working/stopping properly - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
4/2/2026 CALL 30MIN PRIOR 510-472-3447 OWNERS DAUGHTER SELINA CALLED TO RESCHEDULE. MOVED FROM 5/4/2026 TO 4/24/2026 1PM-4PM. CONFIRMED. ALISON

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/5/26 owner requested an extension to early June due to parts delay, moved from 5/6 to 6/3. Owner confirmed via email

7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
1.1	Living Room/Living Room Present 3-31-26 no show no access to unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition blinds damaged repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.1	Living Room/Living Room Present no unit # 13
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop

3.12	Bathroom/Tub or Shower caulking worn - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/inop
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven stove inop
1.8	Living Room/Floor Condition carpeting has some damage - repair
1.1	Living Room/Living Room Present 6-4-26 no show property management no access to unit
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
1.1	Living Room/Living Room Present 3/20/2026 Tenant no show 10:25am, picture submitted.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/on water heater
8.2	General Health and Safety/Exits clear egress blocking garage back door exit
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

oven inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair
handle missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing/inop
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
shower wall paint peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
6/5/26- Spoke to owner, tenant moved out unit and renovations are taking place. Owner is deciding whether to sell property or not. O requested 2 month ext, approved by Jen. Re-scheduled re-insp from 6/15 to 8/07 between 11am-2pm. O agreed. M.T
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-308-0014

6/5/26- Spoke with O, he requested to re-schedule the insp due to him wanting to be present for insp.
Re-scheduled from 6/18 to 7/17 between 1-4pm. O agreed. M.T
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/26- Spoke to O, he requested another week or two for repairs. Re-scheduled insp from 6/12 to 6/25 between 1-4pm. O agreed. M.T

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

5-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clear items blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

1.5 Living Room/Window Condition
Window lock inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.

2.11 Kitchen/Refrigerator
Door does not close as designed, repair or replace

3.12 Bathroom/Tub or Shower
Repair leak behind center tub knob. Leaking while in use.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicle in front of shared front exterior

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811

1.6 Living Room/Ceiling Condition
Complete repairs to hole from water damage on ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector (1999), exceeds 10 year life span
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining room
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet on left wall
4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items in garage blocking side exit door (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
tub caulking worn - remov/ recaulk/ repair
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair
3.7 Bathroom/Wall Condition
Address black discoloration on walls and ceiling
4.5 Other Rooms/Window Condition
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)
3.3 Bathroom/Electrical Hazards
Install GFCI receptacle above sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by kitchen sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window
1.7 Living Room/Wall Condition
Repair cracs on living room walls, large crack by heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair
4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig

1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key door lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace

3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace

3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing

4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222

1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
3-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
right front burner inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling discolored - remove/repair /repaint

8.3 General Health and Safety/Evidence of Infestation
roach infestation -treat/remove -O
cat litter on floor in unit- clean keep clear - T

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.9 General Health and Safety/Interior Air Quality
very heavy ammonia smell / clear

1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230

2.12 Kitchen/Sink
Dishwasher inoperable, repair/remove or repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet seat damaged, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.

1.1 Living Room/Living Room Present
6/8/2026 Tennat no show/no access 12:00pm. Unable to gain access as callbox number goest voicemail. Picture submitted.
JC-6-18-26 Tenant called in and advised she needs a morning appt. Reset the 7/20 inspection and moved it from 1-4p to 9-12pm.

1.6 Living Room/Ceiling Condition
Clean discoloration on ceiling

1.7 Living Room/Wall Condition
Clean discoloration on walls

1.8 Living Room/Floor Condition
Carpet torn at entry and in hallway, repair

2.10 Kitchen/Stove or Range with Oven
1. Range hood inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Hot water knob missing, replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

2. Outlet under window has hot/neutral reverse, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure sink to wall.

3.12 Bathroom/Tub or Shower
Resurface and recaulk tub
3.3 Bathroom/Electrical Hazards
Install GFCI by sink
4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover plate missing, install.

2. Outlet on right wall has hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove deadbolt lock from bathroom door
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 9/30/2025, unable to enter unit with PM as key to security gate as been changed

1/13/2026 Tenant no show, unable to access unit as PM doesnt have key for unit

2/19/2026 tenant no show, unable to enter unit with PM as key has been changed and office doesnt have copy. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs
2.12 Kitchen/Sink
1. Repair damaged sub flooring

2. Garbage disposal inoperable, repair

3. Dishwasher door damaged, repair.

4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Replace missing shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Repair peeling paint on wall by closet
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, unable to enter unit with PM due to loose dog inside.

1/13/2026 Tenant no show, unable to enter unit due to loose dog inside of unit

2/19/2026 tenant no show, unable to enter unit due to loose dogs inside of unit. Picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Replace missing baseboard trim
3.7 Bathroom/Wall Condition
Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition
Closet door damaged, repair or remove
3.12 Bathroom/Tub or Shower
Resurface tub
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair heater cover in living room, damaged
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.1 Living Room/Living Room Present
2/20/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit. PICTURE SUBMITTED.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
1. Install quick release for security bars or remove (fire exit)

2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
2.10 Kitchen/Stove or Range with Oven
Rear left burner inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window

3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.12 Bathroom/Tub or Shower
Resurface tub
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
1.1 Living Room/Living Room Present
2/17/2026 Unable to enter unit with PM as dog is loose inside of unit. Tenant not present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
1-9-25 no show property management no access to unit
2.12 Kitchen/Sink
Dishwasher- water standing on bottom.
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub
2. Resurface tub
3. Repair damaged tile by shower control knob
3.7 Bathroom/Wall Condition
Repair damaged wall behind toilet
4.7 Other Rooms/Wall Condition
Repair peeling paint on bedroom walls
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet tank top damaged, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracked/Needs Repair/Replacement.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/3/2025 Tenant refused entry, picture taken.

4.10 Other Rooms/Smoke Detectors
Low audible alert, replace

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

12/4/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit

1/15/2026 No entry with PM at 10:15am due to loose dog in unit, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace

2.12 Kitchen/Sink
Repair leaking garbage disposal

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on patio

1.1 Living Room/Living Room Present
1-9-26 no show property management no access to property

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/carbon monoxide detector

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet

1.1 Living Room/Living Room Present
JC-1-27-26 Tenant called in stating the inspector did not go out on 1/9 so she is unsure how it failed again. Advised per the result the unit was inspected and failed but she claims she has been on a medical leave and did not see anyone (tenant confirmed no repairs have been done). Advised her of the next date.

2.13 Kitchen/Space for Storage, Prep and Serving
Repair damaged cabinet door underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter/trash in unit

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair. Drains through air gap.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/3/2025 Tenant no show, unable to enter unit with PM due to loose dogs

1/15/2026 Unable to enter unit with PM due to loose dog, tenant not home 10:20am. Picture submitted

2/23/2026 Unable to enter unit with PM due to loose dog, tenant not home and only person present is a minor. Picture submitted

4.4 Other Rooms/Security
Bedroom door damaged, replace. Secure door knob to door.

1.1 Living Room/Living Room Present
12-2-25 no show property management no access to unit

4.4 Other Rooms/Security
remove key door lock from bedroom door

1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-23-25 no show took picture sent email

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush outside of window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted

1.4 Living Room/Security
patio door not locking properly - repair/replace

2.11 Kitchen/Refrigerator
refrigerator leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet light not secured properly - repair/replace

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted

2.10 Kitchen/Stove or Range with Oven
1. Left burners not self lighting, repair

2. TENANT to clean grease splatter on stove & range hood

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors left and right side of sink

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.3 Bathroom/Electrical Hazards
Secure light switch to wall

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has no power, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS TO ROOM, MUST BE INSPECTED

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to property
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair
3.8 Bathroom/Floor Condition
lining at floor base out side of tub badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting torn and heavily soiled, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet underneath right window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
4.5 Other Rooms/Window Condition
Window lock damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
shower wall peeling- repair/replace BATHROOM #2
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat not properly secured and heater inop - repair/replace
4.4 Other Rooms/Security
door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop
2.2 Kitchen/Electricty
dinning room light inop
3.12 Bathroom/Tub or Shower
tub peeling -resurface/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -
3.13 Bathroom/Ventilation
vent cover very badly worn/discolored - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - resurface/replace

4.4 Other Rooms/Security
bedroom closet doors missing
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-6-9-26 Spoke to the owner who called and advised the tenant will be out of town on 7/1. Rescheduled the 7/1 inspection to 7/15 and explained per the ordinance we are only allowed to reschedule once up to two weeks. He will cb if that date does not work. Advised we can move it earlier if needed.
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit

2/24/2026 Tenant no show, unable to enter unit with PM as no key is available for unit 11:49am. Picture submitted.
4.8 Other Rooms/Floor Condition
bedrooms carpet bunching tripping hazard - repair/replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant no show 11:45am, unable to enter unit with PM as no key available for unit.
8.7 General Health and Safety/Other Interior Hazards
large amount of discolored on door frame and build-up inside of door frame - remove/repair/replace
4.10 Other Rooms/Smoke Detectors
Smoke detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
1.4 Living Room/Security
patio screen door damaged - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
JC-1-15-26 Mgr emailed requesting an extension for all units with Heater or water heater fail. R/S FROM 1/16 FROM 1/28
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater missing earthquake straps
1.1 Living Room/Living Room Present
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
Not tested, not plugged in
2.11 Kitchen/Refrigerator
Not tested, not plugged in
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing sink stopper in both bathrooms
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
Bathrooms 1 & 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/c02 detector missing, replace
1.1 Living Room/Living Room Present
2/24/2026 Tenant NO SHOW, UNABLE TO ENTER UNIT WITH PM as there is no key available for unit
2.10 Kitchen/Stove or Range with Oven
large amount of grease buildup - fire 7 safety hazard - remove /clean
3.12 Bathroom/Tub or Shower
tub worn - resurface/repair
caulking worn - recaulk/repair
4.8 Other Rooms/Floor Condition
carpeting bunching - tripping hazard - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat damaged /inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs

3/5/2026 Tenant no show, unable to enter unit with PM due to loose dogs. Picture submitted
3.12 Bathroom/Tub or Shower
master bathroom tub faucet handle leaking - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair /repaint
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair
8.1 General Health and Safety/Access to Unit
clear egress on patio

1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1/28/2026 Tenant no show, unable to enter unit with PM due to loose dogs
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal inop
faucet handle not properly secured - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom bathroom water pressure very low - repair
3.12 Bathroom/Tub or Shower
tub peeling - resurface - repair
3.4 Bathroom/Security
hallway bathroom door damaged - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling very badly discolored - remove-repair-repaint
4.4 Other Rooms/Security
both bedroom doors damaged - repair/replace
4.5 Other Rooms/Window Condition
window screens missing/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn - repair/replace
3.12 Bathroom/Tub or Shower
Master bathroom tub and shower walls peeling - resurface/repair
3.12 Bathroom/Tub or Shower
tub overflow drain plate missing - repair/replace
3.13 Bathroom/Ventilation
vent fan not working properly - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
door knob not properly secured - repair/replace
1.1 Living Room/Living Room Present
JC-6-9-26 Owner called in and requested to move the inspection to a sooner date. Rescheduled from 7/20 to 6/26 and advised her to alert the tenant. O advised she no longer owns the other properties on her account. She will send an email regarding this.
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
shower leaking from base
3.3 Bathroom/Electrical Hazards
GFCI outlet damaged
3.4 Bathroom/Security
remove interior latch
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove
1.1 Living Room/Living Room Present
JC-6-10-26 Spoke to the owner who called and advised he went to do a walk through a head of the inspection and advised the tenant has the unit is disarray. Owner advised the tenant is a hoarder and has removed carpet in certain areas. Per owner it will not pass. Advised him to cb after he receives the R/I notice and we can extend the date. Owner advised the tenant has cancer and will more than likely not make any corrections.
1.1 Living Room/Living Room Present
Oven does not work and stove knob is also missing

1.1 Living Room/Living Room Present
CALL O ON ARRIVAL 415-496-6096
6/10/26- Spoke to O, he requested to re-schedule the 7/16 inspection for an earlier date due to him being out of town in July. Moved insp to 06/25 between 11am-2pm. O agreed. M.T

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
PLEASE PASS BACKDOOR FAIL DUE TO TENANT PREFRENCE. DOES NOT WANT TO MOVE DRYER TO ALLOW DOOR TO OPEN FULLY, STATED THERE IS NO STRUGGLE TO GO IN AND OUT DOOR. M.T

6/10/26- Spoke to O, who requested a an ext from 6/17 to 6/22 due to tenant work hours. Rescheduled insp to 6/22 between 11am-2pm. Per Jen, that is the Final Re-schedule. Also, O inquired about the backdoor fail and stated tenant would like to keep it like that since it does not cause her any incovenience. Per Jen, if tenant is able to go in and out of the unit through that door without struggling than we can make an exception. M.T

JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.4 Living Room/Security
remove items blocking front door egress

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1st fl bathroom counter top badly worn - repair/resurface/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.8 Living Room/Floor Condition
hallway carpet worn/damaged- repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpeting badly worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
bedroom smoke missing/inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing properly
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace
1.1 Living Room/Living Room Present
JC-6-10-26 Mgr emailed requesting an extension. Repairs are not fully done, and maintenance will be out of office this Friday. Rescheduled to 7/22. Sent notices via email and advised her to alert the tenants.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T
1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
3.8 Bathroom/Floor Condition
flooring damaged - repair/replace
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
6/10/26- Tenant called in requesting an ext due to being in the hospital and needing more time to recover. Re-scheduled from 6/17 to 7/20 between 1-4 pm. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
carpet under bedroom door damaged - repair/replace
1.1 Living Room/Living Room Present
10-6-25 no show property management no access
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
shower wall peeling - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
bedroom screens missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.
1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter unit with PM as there is a large dog loose inside of unit. Picture submitted

4.8 Other Rooms/Floor Condition
Repair damaged flooring
4.7 Other Rooms/Wall Condition
Clean walls, there is a lot of discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio door screen
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Tenant to address housekeeping in unit

2. Remove appliances from front shared exterior common walkway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
master bathroom tub peeling - repair/replace
hallway tub caulking damaged - repair/recaulk
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
2/18/2026 Carbon monoxide detector needed inside of unit,
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
2.6 Kitchen/Ceiling Condition
hole above shower - repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Hall closet door missing knobs, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit

2/18/2026 Tenant no show, PM doesnt have key for entry. Picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
1. Install striker plate

2. TENANT to remove key lock and latch style lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
4.7 Other Rooms/Wall Condition
Repair holes on bedroom walls
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace outlet on right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM due to loose dogs.
4.4 Other Rooms/Security
Bedroom door damaged, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Patio support beam dry rotted, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace missing patio screen door
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
JC-12-15-25 Tenant called in to advise the has been waiting for the manager to make repairs and they have yet to do anything.
3.12 Bathroom/Tub or Shower
Resurface tub
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key for unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, replace
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit

8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

4.5 Other Rooms/Window Condition
Window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
1. Disposal not functioning.

2. Kitchen sink is stopped up.

3. Dishwasher inoperable, repair

4. Caulk kitchen sink

3.12 Bathroom/Tub or Shower
baseboard trim in front of tub damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair damaged wall left of window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/4/2025 Tenant no show, picture submitted

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Window lock damaged/missing. Repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit as PM doesnt have key. No response from ring camera.

12/4/2025 Tenant is extremely sick inside of unit, to be rescheduled

2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal.

2. Garbage disposal inoperable, repair

3.1 Bathroom/Bathroom Present
Bathroom must be inspected, occupied during inspection

4.4 Other Rooms/Security
Repair damaged door and install door knobs
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat is damaged, repair or replace
8.4 General Health and Safety/Garbage and Debris
Declutter unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
12/2/2025 Tenant no show, no entry with PM as no key available. Picture submitted.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

Thermostat cover missing, replace
8.1 General Health and Safety/Access to Unit
1. Patio door lock missing, replace
2. Patio door screen damaged, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.1 Bathroom/Bathroom Present
NO ACCESS OCCUPIED DURING INSPECTION
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, pet feces on floors
3.12 Bathroom/Tub or Shower
Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
Thermostat removed. Replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
12/3/2025 Unable to perform inspection as tenant is extremely sick.
3.12 Bathroom/Tub or Shower
1- Recaulk tub

2- Replace missing baseboard trim in front of tub
8.7 General Health and Safety/Other Interior Hazards
Repair walls in hallway, peeling paint
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 10:18am, no access as PM doesnt have key for unit. Picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

1.1 Living Room/Living Room Present
JC-1-13-26 Mgr emailed requesting an extension as they need more time for the heater repairs. R/S from 1/14 to 1/27

3/4/2026 Tenant no show 10:13am, no access as PM doesnt have key for unit. Picture submitted

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with PM as the key is inoperable. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Mnager emailed requesting to R/S. R/S from 6/18 to 7/15 and advised her to alert the tenant.
3-24-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext. Manager called back and advised they are doing a full reno. Extended the inspection to 9/18 and advised her to cb at least 3 days prior to the inspection if the unit is not ready.

1.1 Living Room/Living Room Present
JC-6-11-26 Granted extension with owner via email. R/S from 6/24 to 7/22. 7Per Jennifer, no further extensions are allowed.

2.6 Kitchen/Ceiling Condition
Repair peeling paint

3.12 Bathroom/Tub or Shower
Resurface tub

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
JC-6-11-26 Tenant emailed requesting an extension. Granted extension from 6/12 to 7/20.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor

8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
1. Tub constantly drips, repair

2. Caulk inside of tub enclosure

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair damaged wall by tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair

2. Thermostat cover missing, replace

8.1 General Health and Safety/Access to Unit
Replace missing door knob and striker plates on rear door in kitchen.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear fencing damaged/ severely leaning. Repair/replace

2. 1st floor smoke detector in hallway missing, replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace

2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Repair quick release, painted and not operating as designed.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.4 Living Room/Security
Replace missing striker plate on front door
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from door
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair
1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox art secured site. Picture submitted 1:40pm.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.

6/12/2026 Owner needs to install metal blanks designed for fuse panel, panel was covered with tape over current openings.

1.1 Living Room/Living Room Present
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
2/17/2026 Tenant no show, unable to enter unit with Pm as key is inoperable. Picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.13 Bathroom/Ventilation
Clean vent fan

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard, replace
- outlet underneath window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio lock inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged wall by tub
4.4 Other Rooms/Security
1. Door damaged, repair or replace

2. Tenant to remove key lock from door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to insect unit with PM as they dont have a key for this unit.
3.13 Bathroom/Ventilation
Replace missing vent fan cover
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
2/17/2026 Tenant refused entry for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Repair damaged wall by light switch
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet
1.1 Living Room/Living Room Present
1-15-26 no show property management no access to property

2/23/2026 Tenant no show, unable to enter unit with PM as their is no key for unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose and not flushing properly - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
shower wall peeling very badly - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop - repair/replace
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
1/28/2026 Tenant no show, unable to enter unit with PM as dogs are loose inside of unit.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
large hole underneath master bedroom bathroom sink - repair/replace
4.4 Other Rooms/Security
remove all key door locks from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
12-2-25 no show property management no access to unit
2/23/2026 Tenant no show, unable to enter unit with PM as key isnt available for unit
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
dishwasher inop
3.12 Bathroom/Tub or Shower
soap holder broken cutting hazard - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub base damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors in all bedrooms inop/missing
4.3 Other Rooms/Elecrtical Hazards
hall closet light pull string missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security

clear egress from blocking window
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of patio porch post very badly damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly
1.1 Living Room/Living Room Present
10-1-25 no show property management no access to unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Recaulk kitchen sink
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Recaulk inside of tub
3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace
4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Plug in stove for inspection (vacant unit)
4.4 Other Rooms/Security
Secure door knob to door
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door
1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection
3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven/ stove inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair

3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key lock from interior door

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Clean food splatter and grease from stove (fire hazard)
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Replace damaged window crank
2.10 Kitchen/Stove or Range with Oven
Stove inoperable, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet by closet
1.4 Living Room/Security
Remove keyed entry lock on interior door
2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
2.10 Kitchen/Stove or Range with Oven
Replace missing burner knobs on right side
3.12 Bathroom/Tub or Shower
Recaulk tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
1.1 Living Room/Living Room Present
CALL ITZEL 30MIN PRIOR 510-221-7240 ALISON
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
sliding door in garage not locking properly - repair/replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.

2.10 Kitchen/Stove or Range with Oven
Left rear burner inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
GFCI receptacle right of sink inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submittedJC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI right side of kitchen sink inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- right of stove/oven
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Outlets have hot/ neutral reverse, repair
1- at kitchen entry
2- outlet across from heater
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.3 Kitchen/Electrical Hazards
1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
JC-6-15-26 Owner called and requested an extension for all units. Rescheduled from 6/25 to 7/27.
2.11 Kitchen/Refrigerator
Light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
JC-6-15-26 Rep for the owner called in and advised the property is red tagged and vacant. Rescheduled the 6/16 inspection to 7/2 pending proof for cancellation.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
JC-6-15-26 Tenant called in and rescheduled the 6/17 inspection to 7/7 (Out of town)

1.1 Living Room/Living Room Present
Unincorporated Richmond

1.1 Living Room/Living Room Present
JC-6-15026 Tenant called in and advised he has to work on 6/17. Rescheduled to 6/26.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair damaged caulking

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink
2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen
2.12 Kitchen/Sink
Resurface kitchen sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
4.5 Other Rooms/Window Condition
No access, tenant to clear path to window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
2.12 Kitchen/Sink
Resurface kitchen sink
2.5 Kitchen/Window Condition
Window screen worn out, replace
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Repair cracks on ceiling
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen worn out, replace
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
4.5 Other Rooms/Window Condition
Replace worn out window screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.6 Bathroom/Ceiling Condition
Replace rusted vent cover
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- REPLACE, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair damaged window screen
8.1 General Health and Safety/Access to Unit
Secure patio screen door, loose in yard. Patio screen damaged as well, repair

8.7 General Health and Safety/Other Interior Hazards
Clear items blocking door in garage (fire exit)

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.1 General Health and Safety/Access to Unit
Install door sweep on rear garage door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- replace with GFCI

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by left window
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2011)

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. thermostat cover missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

1.1 Living Room/Living Room Present
6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors

4.5 Other Rooms/Window Condition
clear egress from blocking window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

4.10 Other Rooms/Smoke Detectors
3x bedroom smoke detectors missing

4.4 Other Rooms/Security
remove key door locks from 3x bedrooms

4.7 Other Rooms/Wall Condition
closet wall has discoloration - remove/repair/repaint

5.3 Secondary Rooms/Electrical Hazards
garage light missing - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
smoke detector missing in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub diverter inop/missing
4.4 Other Rooms/Security
remove key lock from door to room in garage
8.2 General Health and Safety/Exits
install quick releases on all window bars
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop - repair/replace
8.2 General Health and Safety/Exits
install quick releases on all window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace
1.5 Living Room/Window Condition
Window must be openable and remain open without props.
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key lock from bedroom doors
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry
3.3 Bathroom/Electrical Hazards
bathroom light switch damaged
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint
1.1 Living Room/Living Room Present
4-29-26 no show vacant lot
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.2 General Health and Safety/Exits
install quick release on all window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower
	H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	vent on side of house damaged - repair/replace
	fence on side of house leaning not stable - repair/replace
1.1	Living Room/Living Room Present
	6-15-26 no show took picture sent email
2.8	Kitchen/Floor Condition
	flooring damaged - repair /replace
3.5	Bathroom/Window Condition
	Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock door from bedroom
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
	6-15-26 no show tenant refused entry
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email
8.2	General Health and Safety/Exits
	install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards
	Co detector missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.7	General Health and Safety/Other Interior Hazards
	living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
4.4	Other Rooms/Security
	clear egress from blocking window
3.12	Bathroom/Tub or Shower
	shower door handle damaged - repair/replace
	tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards
	light cover missing
1.1	Living Room/Living Room Present
	4-29-26 no show took picture sent email tenant not notified
8.2	General Health and Safety/Exits
	install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces
	front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in garage bedroom
4.4	Other Rooms/Security
	remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	2x toilets bases loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink stopper not working properly - repair/replace
master bedroom sink draining slowly - repair/replace

2.12 Kitchen/Sink
dishwasher inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce

1.1 Living Room/Living Room Present
4-29-26 no show no address found
6-15-26 no address found

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

3.7 Bathroom/Wall Condition
Address discoloration on wall by tub

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:00am, assuming unit is upper level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 10:55am, assuming unit is lower level There is no address unit identifier on lower or upper level door. Center unit states "B". Picture submitted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
secondary earthquake strap missing from water heater

1.1 Living Room/Living Room Present
30 min pre-call 415-850-1369 -JC 4-9-26

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise, repair

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, repair or replace

2. Remove keyed entry lock on hall closet
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair. Bedroom 3 level 2
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing knobs on sinks (Master Bedroom)
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
1.5 Living Room/Window Condition
Repair damaged window screen
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12 Kitchen/Sink
1. Subflooring damaged, replace

2. Garbage disposal inoperable, repair

3. Drain is clogging up, repair

4. Dishwasher inoperable, repair or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet clogged and will not flush, repair (Hall level 2)

1.4 Living Room/Security
patio door not locking properly - repair/repalce

4.4 Other Rooms/Security
remove 3x key locks from bedroom doors

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint

4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

4.4 Other Rooms/Security
1. Remove keyed lock from interior door.
2. Remove deadbolt lock from door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:40am, loose dog in front of unit (upper left). No response from ring camera. Picture submitted.

6/17/2026 Tenant no show 11:15am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove & range hood
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
4.5 Other Rooms/Window Condition
Window screen damaged, repair
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of complex, tripping hazard
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.
3.3 Bathroom/Electrical Hazards
Bathroom outlet has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet under window missing cover plate
4.5 Other Rooms/Window Condition
Remove wood from exterior of window (fire exit)
4.6 Other Rooms/Celing Condition
Repair damaged ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.13 Bathroom/Ventilation
Clean vent fan, excessive dust build up
3.7 Bathroom/Wall Condition
Address discoloration on walls and ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clear items blocking access to window
4.3 Other Rooms/Elecrtical Hazards
Replace damaged outlet at room entry, prong broken in lower receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Clear items blocking front door
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear of yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector exceeds 10 year life span, replace

2. Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Repair as window is hard to open (fire exit)

2. Tenant to clean window/ window seal
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Repair garage door, door will not stay open and allows air/light intrusion
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, owner working on thermostat during inspection
8.1 General Health and Safety/Access to Unit
Repair patio door, evidence of water leakage present

2. Rear exterior light inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or remove

2. Repair leak underneath sink
3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Secure door knob

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:45am. Upper right unit. Dog barking inside. Picture submitted.

5/4/2026 Tenant no show 2:18pm, picture submitted

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Carbon monoxide detector inoperable, replace
2. Install common area smoke detector

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

6.1 Building Exterior/Condition of Foundation
Repair large cracks in front of stairs leading to unit

4.4 Other Rooms/Security
1. Move items preventing door from opening as designed (fire exit)

2. Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.
JC-6-18-26 Pm called in and requested an extension. r/s from 6/25/ to 7/24. He will alert the tenant.
3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. GFCI keeps popping and shutting off power to receptacles. Repair

2. Right outlet on countertop missing cover plate, replace

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
20 MIN PRE-CALL 510-860-7774

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO 510-779-8147 (MAY NEED TO CALL UPON ARRIVAL FOR ACCESS AS WELL)

JC-6-18-26 Spoke to the tenant who requested to reschedule (work). Rescheduled from 6/23 to 6/26 and added the pre-call above.
4-30-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: TENANT IS HARD OF HEARING KNOCK LOUD MULTIPLE TIMES AND RING THE DOORBELL
2-20-26 no show took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

1.1 Living Room/Living Room Present
3/27/2026 Tenant no show, no response to doorbell or knocking on security gate. Picture submitted

5/7/2026 TWO ADDITIONAL IN LAW UNITS IN REAR THAT WILL NEED TO BE INSPECTED

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move furniture blocking window, clean discoloration on window and window seal

7.4 Heating and Plumbing/Water Heater
Install additional safety strap on lower portion of hot water heater

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
NOTATE ON ROUTE: 141 S 21st St
Address is invalid, there is no 141 21st Street. That location based off of the address is the back end of the AC Transit bus depot. There are no odd units on the 100-200 blocks of 21st Street.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move items blocking access to quick release for security bars (fire exit)

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace missing smoke detector in garage

7.4 Heating and Plumbing/Water Heater
Install lower safety strap on water heater

8.4 General Health and Safety/Garbage and Debris
Remove paint cans and hazardous materials in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit and common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway has open grounds, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Wall heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span (2013), replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage
2. Install window screen in garage

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
5/7/2026 Tenant no show/no access. Callbox at site inoperable, phone number listed is for someone not at site. Pictures submitted 9:40am

6/18/2026 Tenant no show, picture submitted
1.1 Living Room/Living Room Present
Occupied by legal owners daughter.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen
4.5 Other Rooms/Window Condition
No access to window, tenant to clear path for inspection
4.8 Other Rooms/Floor Condition
Declutter room, excessive trash and items on floor
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
No access to outlets, tenant to clear items to allow access for inspection
5.2 Secondary Rooms/Security
Laundry room window lock missing, replace
1.1 Living Room/Living Room Present
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
2.12 Kitchen/Sink
dishwasher draining through air gap - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower
tile grout in shower discolored - remove
bottom floor bathroom tub diverter inop - rpair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
4.4 Other Rooms/Security
remove key locks from bedroom doors
remove key from garage bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
oven inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.4 Other Rooms/Security
remove key lock from garage bedroom door
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email

1.1	Living Room/Living Room Present 30 min pre-call (510)418-0826 -JC 6/22 5-1-26 No show took picture sent email 6-16-26 house under renovation
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace
1.1	Living Room/Living Room Present 5-1-26 No show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce
1.1	Living Room/Living Room Present 5-1-26 No show tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
install quick release on window bars
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
remove exposed fiber glass installation materials and exposed paint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
8.2 General Health and Safety/Exits
install quick release on window bars
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
3.12 Bathroom/Tub or Shower
caulking discolored - remove/recaulk/repair
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing/inop
4.4 Other Rooms/Security
remove key 2x key door lock and deadbolt from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
common area hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint badly worn/pelling - repair/repaint
8.2 General Health and Safety/Exits
garage security gate damaged and door knob - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in garage bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
back bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
clear bed from blocking window egress
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front porch damaged- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater discharge pipe missing
8.7 General Health and Safety/Other Interior Hazards
co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
4.5 Other Rooms/Window Condition
clear items blocking window egress
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
stair hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key locks from 5x bedroom doors
4.10 Other Rooms/Smoke Detectors
missing in garage bedroom
2.10 Kitchen/Stove or Range with Oven
garage unit stove - all burner must self ignite
2.12 Kitchen/Sink
garage unit faucet loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
water not working in bathtub/ shower - repair/replace
3.7 Bathroom/Wall Condition
wall above shower peeling - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
backyard patio covering - bending/worn - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke - inop/missing
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.1 Bathroom/Bathroom Present
2nd fl bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
2.5 Kitchen/Window Condition
window broken - safety hazard - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
3.7 Bathroom/Wall Condition
remove discoloration in bathroom wall/ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub has corrosion - repair/resurface/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress from around water heater
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM.
CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.2 General Health and Safety/Exits
clear egress blocking back door from opening fully
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking and tiles have discoloration -remove/recaulk

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace
4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector not testing properly - repair/replace
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom next to kitchen missing smoke detector -
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. She advised she would be emailing proof that this unit A is family member occupied.
1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested to reschedule (duplex). Rescheduled from 6/30 to 7/21. Tenant and owner are out of town
1.1 Living Room/Living Room Present
6/22/26- Spoke to O, who requested an ext due to a long list of fails and more time needed to complete. Per Jen we are giving a month ext. Re-scheduled from 6/25 to 7/29 between 9am-12pm. O agreed. M.T
1.3 Living Room/Electrical Hazards
Secure recessed lighting in living room on ceiling
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace

1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22 (vacant)
6-17-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email

7/14/26 received proof property was sold on 6/30/26.

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22

7/8/26- T called in requesting to re-schedule insp on for 7/27 due to being out of town. T was adamant on moving inspection bc they want to be present. Moved insp to 8/6 between 11am-2pm. M.T
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

1.1 Living Room/Living Room Present
JC-6-22-26 Owner called in and requested an extension for fails. Rescheduled from 6/30 to 7/22

4.6 Other Rooms/Celing Condition
2nd floor bedroom ceiling has large cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
Special inspection requested by tenant with claims of untreated mold in attic space. No signs of discoloration or wetness at time of inspection.

5/6/2026 Tenant no show, no response from ring camera or knocking on door. Dogs barking inside of unit.

6/22/2026 Tenant no show 10:00am, possible vacant unit as lock box in exterior of front door. Picture submitted.

4.8 Other Rooms/Floor Condition
Evidence of stain inside of master bedroom closet, unknown origin

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, 1st floor

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in rear yard

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Patio screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush in yard

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle between appliances by rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in garage

2. Install window screen in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors, exceed 10 year life span
1.1 Living Room/Living Room Present
30 min pre-call 650-465-0946
JC-4-1-26 Spoke to the owners daughter and granted an extension from 4/10 to 5/6. They need time for parts to come in (3 units total)
4.5 Other Rooms/Window Condition
Install quick release for security bars
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show/no access 9:00am. Tenant states he was not notified of scheduled inspection. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls by shower
4.4 Other Rooms/Security
REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room
5.2 Secondary Rooms/Security
Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full.
7.4 Heating and Plumbing/Water Heater
Provide access to water heater for inspection
8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 11:00AM. NO RESPONSE FROM KNOCKING ON SECURITY GATE OR DOORBELL. PICTURE SUBMITTED.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (living room and hallway)
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show. No response to ring camera or knocking on security gate. Dog barking inside of unit. Picture submitted.
2.12 Kitchen/Sink
Install cover for dishwasher air gap

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
3/26/2026 No access to unit as gate leading to residence is locked. Picture submitted.

5/8/2026 No access to unit as gate leading to unit is locked. Picture submitted 12:41pm
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show, no response to knocking on security gate. Red Mustang in driveway. Picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in living room, low audible alert
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:35am, picture submitted
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet has cracked receptacle, replace
1.1 Living Room/Living Room Present
JC-4-28-26 Spoke to the owner who advised the tenant works on Friday and can only be available Mondays. Advised I would provide a final reschedule from 5/1 to 5/4 but it cannot be moved again. Owner agreed. Previous reschedule was granted due to active work being done in the unit as well as the owner being out of town.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
shower handles back plates not properly secure - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.2 General Health and Safety/Exits
clear items from blocking backdoor from opening fully
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
2.7 Kitchen/Wall Condition
Remove grease splatter on wall behind stove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
3.8 Bathroom/Floor Condition
flooring damaged repair/replace

4.4 Other Rooms/Security
remove key locks from all bedroom doors
1.1 Living Room/Living Room Present
3-23-26 no show took picture sent email
7.2 Heating and Plumbing/Safety of Heating Equipment
secondary earthquake strap missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
1.1 Living Room/Living Room Present
3/24/2026 Tennant refusal of entry 1:15pm, states she was not aware and that children are in her care and cant be disturbed. Picture submitted
1.4 Living Room/Security
back door door striker plate missing - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/discolored - remove-recaulk-repair
3.13 Bathroom/Ventilation
vent cover large amounts of dust - remove/clean/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.10 General Health and Safety/Site and Neighborhood Conditions
last number of address not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light cover missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
CORRECT ADDRESS IS 652 S 19TH ST -JC 5/8/26 OWNER CALLED IN WITH THIS INFO TODAY. NOTATE ON ALL ROUTES
1.1 Living Room/Living Room Present
5-7-26 No show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6-22-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the tenant and verbally confirmed re-inspection for 8/13am.
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace

3.12 Bathroom/Tub or Shower
around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repiant

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.6 Other Rooms/Celing Condition
large discoloration on both bedroom ceilings - repair/remove/repaint

1.1 Living Room/Living Room Present
5-8-26 No show took picture sent email

1.5 Living Room/Window Condition
screen missing - replace

4.5 Other Rooms/Window Condition
bedroom screen missing - replace

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink not draining properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.4 General Health and Safety/Garbage and Debris
unit has large amounts of debris unhealthy conditions unable to inspect clean unit

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
5-8-26 No show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

1.4 Living Room/Security
patio door not locking properly - repair/replace

1.8 Living Room/Floor Condition
carpeting throughout unit very badly worn/damaged - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
CALL TENANT 510-333-7249 UPON ARRIVAL (TENANT NAME DAVID COY. HE IS IN THE DIRECTORY) <--
NOTATE ON ROUTES JC 5/6
4-3-26 no access to property

1.1 Living Room/Living Room Present
JC-5-7-26 Spoke to the manager who called and requested to reschedule this inspection to 5/20 with another unit. Maintenance is working on getting smoke detectors up. Mgr called back and asked to keep 5/8. Advised him to alert the tenant.
2-20-26 no show took picture sent email
3-26-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
large cracks in ceiling - repair/replace

4.6 Other Rooms/Celing Condition
large cracks in bedroom ceiling - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
5-8-26 No show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
6-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 256 S 44TH ST

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
ADDRESS IS 315 S 47TH STREET

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2 on right side

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI above sink

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
Remove lock from makeshift room front left of unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage, room being used for living quarter

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
Repair damaged fence board in rear of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window lock missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "B" outside of front door for identification
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Install striker plate on door frame
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display
8.2 General Health and Safety/Exits
Light above rear door inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
8.7 General Health and Safety/Other Interior Hazards
1. Install carbon monoxide detector in unit

2. Install smoke detector/ co2 in lower level, gas appliances present
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.1 General Health and Safety/Access to Unit
Install/ replace missing door knob on front security gate
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.
3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit
8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint
6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven knob not working - repair/replace
all burners must self ignite - repair/replace
hood range fan grinding - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x both bathroom sink handles not properly secure - repair/replace
4.4 Other Rooms/Security
remove egress from blocking door from opening fully
4.5 Other Rooms/Window Condition
move bed from blocking window egress
8.7 General Health and Safety/Other Interior Hazards
remove items in hall and laundry room stacked over 4ft - safety hazard
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.2 Other Rooms/Electricity/Illumination
back bedroom light inop - repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show no access to property took picture sent email
5-7-26 no show tenant refused entry stated she owned for past 5 years
6-23-26 no show tenant owns
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
2-19-26 no show no access to property took picture
3-25-26 no show took picture sent email

4.4 Other Rooms/Security
remove 3x key locks from bedroom door

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items/egress blocking access to water heater

8.2 General Health and Safety/Exits
clear egress from blocking back door from opening fully

1.1 Living Room/Living Room Present
5-7-26 no show took picture sent email
JC-5-12-26 Spoke to O RE the 5/7 inspection. Explained it was NS, and another letter would be mailed. Owner asked that she not be charged. Explained the city incurs a cost when an inspector goes out to the property so I cannot waive or eliminate the future charge. Owner will cb when she gets the notices.

4.4 Other Rooms/Security
remove key door locks from all bedroom doors

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not testing properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3. Bathroom in bedroom lock missing. replace
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888

6/24/26- Spoke to owner who requested an ext due to tenant health issues and not being available for todays insp. Per jen we are offering a re-schedule, moved insp to 7/30 between 11am-2pm. O agreed. M.T
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust
2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink
2.5 Kitchen/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.3 Kitchen/Electrical Hazards
Replace missing light switch cover

2.8 Kitchen/Floor Condition
Repair cracked flooring in kitchen

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

2.13 Kitchen/Space for Storage, Prep and Serving
1. Secure cabinet doors underneath sink

2. Replace missing drawer front

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet knobs are hard to turn, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle on left wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.7 General Health and Safety/Other Interior Hazards
Hall glass closet doors damaged, repair/replace or remove doors

1.1 Living Room/Living Room Present
5/1/2026 tenant refused entry for inspection, picture submitted
6/22/26 unit is red-tagged

8.1 General Health and Safety/Access to Unit
unit is red-tagged

1.1 Living Room/Living Room Present
6/24/26 received proof unit is occupied by owners son

1.1 Living Room/Living Room Present
6/24/26 received proof property is vacant and listed for sale

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.1 Living Room/Living Room Present
JC-6-24-26 Owner emailed requesting ext. R/S TO 8/5.

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking access to window (fire exit)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 510-375-5938 (PLEASE ALLOW TENANT TIME TO GET TO GET TO THE DOOR). TENANT ADVISED OK TO PARK IN THE DRIVEWAY
Please schedule on a Wednesday
3/2/2026 Tenant no show 11:38am, picture submitted

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
3.5 Bathroom/Window Condition
Window lock missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:30am, downstairs unit. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:34am, upstairs center unit. Picture submitted.

6/24/2026 No show 10:35am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace inoperable C)2 detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
4/6/2026 Tenant no show 11:40am. Upstairs unit on right side. Picture submitted.
6/24/2026 No show 10:35am, picture submitted
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace

1.1 Living Room/Living Room Present
5/19/2026 Tenant no show 11:00am, upstairs unit as lower unit states it is "B". Picture submitted.
6/24/2026 Per previous note, there are two units at site. No answer at main house 2:30 which would be 531 33rd St. Pictures of property with two units submitted.

1.1 Living Room/Living Room Present
10-29-25 no show took picture sent email
12-23-25 no show took picture sent email

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Resurface tub

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Treat discoloration on walls inside of closet, evidence of moisture damage

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard and declutter yard

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector

3.13 Bathroom/Ventilation
Clean dust build up on vent fan

4.5 Other Rooms/Window Condition
Cut down brush on exterior side of window (fire exit)

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

2.10 Kitchen/Stove or Range with Oven
1. Range hood has peeling paint/rust. Repair or replace

2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry

2.3 Kitchen/Electrical Hazards
Replace damaged cover plate for garbage disposal switch

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure at sink, repair

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room
- Window screen missing, replace
- Tenant to clean discoloration on window and window seal

8.4 General Health and Safety/Garbage and Debris
1. Declutter unit, remove excessive recycling in yard (TENANT)
2. Remove old stove in driveway

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span.

2. Remove old smoke detector bases in unit

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable carbon monoxide detector

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Hallway carpeting bunched up, repair

1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs

1.1 Living Room/Living Room Present
5-15-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
outlets showing open ground/not testing properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 9:05am, no response to knocking on security gate or doorbell. TV on inside of unit, black car in driveway. Picture submitted.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Rear security gate damaged (cutting hazard), repair/remove or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing leaning, repair or brace fencing

6.1 Building Exterior/Condition of Foundation
Repair large cracks in backyard by garage (tripping hazard)

8.4 General Health and Safety/Garbage and Debris
Remove old refrigerator and windows from rear yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove old broken glass door in rear yard

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior outlet missing weatherproof cover, install

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut back brush in front of home coming across sidewalk

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR TO AILEEN 415-302-9086

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Hallway heater inop- repair/replace

1.1 Living Room/Living Room Present
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
3/16/2026 Tenant refused entry for inspection, picture submitted 1:40pm

4/20/2026 Tenant refused entry for inspection, picture submitted 11:40am

5/20/2026 Tenant once again refused inspection 1:37pm, picture submitted. Owner will need to be involved as tenant refuses entry.

6/25/2026 Tenant no show 1:12pm, pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted
4.4 Other Rooms/Security
NO ACCESS TO ROOM, LOOSE DOG. Must be inspected
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room
1.1 Living Room/Living Room Present
3/16/2026 tenant no show 2:35pm, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan inop -repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch top stair worn/damaged - repair/replace
1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

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1.1 Living Room/Living Room Present
30 min pre-call 510-230-3332
2-25-26 no show owner stated they werent notified of inspection for unit
4-3-26 no show commercial
5/14/2026 There is no physical address for 217 Tunnel Ave. There is a 215 A & B. The next unit in line is 221 Tunnel Ave. The inspection previously conducted was for 215 A. Previous owner present whom was not able to confirm if this has been a issue in the past. Picture submitted.
6/26/2026 ADDRESS IS INVALID

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.

1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- REPLACE, exceeds 10 year life span 5/12/2026

1.1 Living Room/Living Room Present
4/10/2026 Tenant refused entry 11:20am, stated he wasnt informed of scheduled inspection

3.3 Bathroom/Electrical Hazards
Bathrooms 1 & 2
GFCI outlets have hot/neutral reverse, repair

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacles (x3)
- under window
- left wall
- left of bed

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.3 Secondary Rooms/Electrical Hazards
Garage
- replace cracked outlet at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector on right side of unit

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS, room must be inspected

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of patio door

4.5 Other Rooms/Window Condition
Patio door screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet doors off track, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Patio door hard to open, repair

2. Install patio door screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace

4.5 Other Rooms/Window Condition
1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat is missing/removed. Repair

1.1 Living Room/Living Room Present
CH-4-27-26 r/s from 5-6-26 to 5-14-26 LL said tenant has appt pre call 510-393-1861

6.1 Building Exterior/Condition of Foundation
Repair large crack in front of entry to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has hot/ nuetral reverse, repair

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
6-3-26 no show took picture sent email
6/26/2026 Tenant no show 11:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
remove foil

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.12 Bathroom/Tub or Shower
shower leaking from base

3.3 Bathroom/Electrical Hazards
GFCI outlet damaged

3.4 Bathroom/Security
remove interior latch

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amounts of overgrowth - cut/remove

1.1 Living Room/Living Room Present
6/26/2026 tenant no show 10:24am, picture submitted.

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet air raider not working properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop/miss

3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
3rd floor tub diverter inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
3-27-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
caulking in tub worn - remove/recaulk/repair

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
30 min pre-call 510-439-6682
4-11-26 no show management no access to unit

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
water pressure on/off valve next to toilet base leaking - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 510-439-6682
1.1	Living Room/Living Room Present 3-27-26 no show took picture sent email
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove
1.1	Living Room/Living Room Present 5-11-26 no show took picture sent email 6-24-26 no show took picture sent email
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email 5-14-26 no show took picture sent email
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
1.1	Living Room/Living Room Present 4-1-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
stove showing up F3 code - repair/replace
3.12 Bathroom/Tub or Shower
master bedroom shower head back wall has large hole - repair/replace
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard and side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment
remove items on & around water heater egress
1.1 Living Room/Living Room Present
5/29/2026 OWNER SAMIR CALLED NEEDS MORE TIME. JUST ORDER PARTS AND ARE PENDING. ALSO WILL BE OUT OF THE COUNTRY AND REQUESTS AFTER 6/22/2026. MOVED ALL 4 UNITS 2020 NEVIN, 2028, 2032 AND 345 21ST FROM 6/3/2026 TO 6/24/2026 11AM-2PM. EMAILED NEW DATE AND TIME ADMIN@ADORPARTNERS.COM. OWNER CONFIRMED. ALISON

3-18-26 no show took picture sent email
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors/garage used as room
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
4-6-26 no show took [picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
apt Letter A missing from door - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
3.5 Bathroom/Window Condition
bathroom screen damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully
8.10 General Health and Safety/Site and Neighborhood Conditions
apt door letter B missing from door - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
shower handle damaged -repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 707-319-2001 UPON ARRIVAL FOR ACCESS 4/23 JC
JC-4-23-26 Spoke to the tenant who requested to reschedule to a Mon. Rescheduled from 5/6 to 5/18.
JC-4-9-26 Owner called to advise the mgr or tenant will call in to reschedule and provide a number to call ahead on.
3/25/2026 Tenant no show/ no access. Unable to enter complex at 11:30am as site is secured and call box goes by tenants name and not unit number. Pictures submitted.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left side bedroom bathroom faucet handle loose - repair/replace

3.12 Bathroom/Tub or Shower
left side bedroom shower handle damaged - repair/replace

3.3 Bathroom/Electrical Hazards
right side bedroom bathroom GFCI outlet missing

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair

3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink draining slow - repair/replace

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
garage unit locked unable to inspect

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
faucet handle broken/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.4 Heating and Plumbing/Water Heater
2nd earthquake strap missing - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.
1.4 Living Room/Security
back door security gate dead blot not locking properly - repair/replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
2-23-26 no show took picture sent email
6-26-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
1.1 Living Room/Living Room Present
6/29/26- Spoke to O, requested a re-schedule due to being out of town. Requested a week ext. Re-scheduled unit from 7/6 to 7/15 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
1.1 Living Room/Living Room Present
Owners agent called in and requested to r/s. Rescheduled from 7/2 to 7/16 -JC 6/29
1.1 Living Room/Living Room Present
jc-6-29-26 Spoke to the owner and granted a FINAL rescheduled from 7/15 to 7/29. Tenant is out of the country
1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

1.1 Living Room/Living Room Present
6/29/26- Spoke to T, they requested an ext due to sons chemo therapy treatment. Jen approved 2 month ext. Moved insp from 07/01 to 08/25 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

1.1 Living Room/Living Room Present
6/29/2026 Tenant no show 1:35pm, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

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1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
4.5 Other Rooms/Window Condition
1. Remove dead bugs from window
2. Repair damaged window screen
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.7 Other Rooms/Wall Condition
Repair damaged wall underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair or replace unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Install window lock
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, vent screen missing. Repair and replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet
1.1 Living Room/Living Room Present
property is owner occupied
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Leak behind center control knob, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
4.4 Other Rooms/Security
NO access, tenant to provide access for inspection
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Install striker plate on door frame

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.

8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
1.6 Living Room/Ceiling Condition
large crack in living room ceiling - repair/replace
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
1.1 Living Room/Living Room Present
7/1/26- O called in to re-schedule 7/1 insp due to T being out of town for the next 3 weeks. Moved insp to 7/22 between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
JC-7-1-26 Tenant emailed requesting a reschedule (recent cancer diagnosis and upcoming surgery) rescheduled from 7/6 to 8/25 for that reason.

1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T

1.1 Living Room/Living Room Present
6/26/2026 Owner has letter via email dated 5/21/2026 that shows unit was exempt from inspection due to relative living in unit.
7/1/26 No such documentation exists with RRIP. Owner has never submitted exemption request to RRIP office. Until this happens, the unit is not exempt.
7/2/26 proof recevied that son lives in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- level 1 bathroom

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Right dining room window missing lock and screen, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet by garage missing weatherproof cover, replace/install

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
JC-7-2-26 Owner emailed asking for a sooner date. Rescheduled from 8/5 to 7/8.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
JC-7-2-26 Spoke to the owner who requested a sooner dates. Rescheduled from 8/7 to 7/22 and advised him to alert the tenant.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)
JC-7-8-26 Tenant called and requested to reschedule due to a doctor appointment. Rescheduled from 8/20 to 8/25 and advised her to alert the tenant.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

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1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 Owner called in and advised she would like to reschedule as she will be out of town. Rescheduled from 7/24 to 8/25 but advised it cannot be rescheduled again before the first inspection.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

1.1 Living Room/Living Room Present
JC-7-2-26 GK granted an extension request from 7/6 to 10/1. Rescheduled.
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:15pm. Picture submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing

5.2 Secondary Rooms/Security
clear egress from blocking garage back door from opening

8.2 General Health and Safety/Exits
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.4 Other Rooms/Security
remove key lock from garage bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged/missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle inn bathroom
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Cut down brush pressed against window (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
5-19-26 owner stated she was never received a notice
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
2.4 Kitchen/Security
clear items from blocking back door from opening fully
2.6 Kitchen/Ceiling Condition
large cracks on wall/ceiling - repair/repaint
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-851-9800 - JC 5/20
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/ repair
4.4 Other Rooms/Security
clear items from 2x windows blocking egress
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-5-21-26 30 min pre-call 510-253-7061 (owner called in today during the inspection window advised I would add his number to pre-call for the next visit)
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
right side faucet handle not stopping as designed - repair/replace
3.5 Bathroom/Window Condition
bars on window must have quick release - repair/replace
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bars on window must have quick release - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing
1.8 Living Room/Floor Condition
carpeting in unit bunching badly - tripping hazard - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove all 3x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom
4.4 Other Rooms/Security
remove 4x key locks from bedroom doors
remove key lock leading to back rooms
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.7 Bathroom/Wall Condition
wall above shower has discoloration - remove/repair/repaint
1.5 Living Room/Window Condition
screen missing in living room - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle broken - repair/replace
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
screen missing in bedroom - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke missing
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement -The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke/Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Wash Basin/Lavatory Not Properly Mounted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove all key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs - The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
2.4 Kitchen/Security
side exit door knob latch not going in door sticker plate fully - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace
shower head missing - repair/replace
4.3 Other Rooms/Elecrtical Hazards
3rd floor bedroom light fixture not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
8.10 General Health and Safety/Site and Neighborhood Conditions
front & back yard has large amounts of overgrowth - cut/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
The interior stairs have extended lengths of steps (i.e., generally four or more consecutive steps) which must have a graspable handrail along the full length of the steps.
8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector missing
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Install unit number "B" in front of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features large air gap underneath garage back door - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show took picture sent email
5.4	Secondary Rooms/Other Potential Hazardous Features garage side window broken - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.3	Other Rooms/Elecrtical Hazards bedroom light cover switch missing
3.12	Bathroom/Tub or Shower tub and around top of shower caulking - worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower 2x tubs caulking worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop
8.7	General Health and Safety/Other Interior Hazards hallway Co missing
8.2	General Health and Safety/Exits backdoor top lip loose - repair/replace
1.1	Living Room/Living Room Present 7-1-26 No show tenant refused entry
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.12	Kitchen/Sink faucet loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
4.10	Other Rooms/Smoke Detectors 2nd fl bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle damaged/not working properly - repair/replace
4.6	Other Rooms/Celing Condition 2nd fl bedroom ceiling has large cracks - repair/repaint
3.12	Bathroom/Tub or Shower 2nd fl shower handle not stopping/working as designed
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet base loose
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-1-26 No show no address
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet loose - repair/replace
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
1.4 Living Room/Security
back door dead bolt knob missing/broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
3.4 Bathroom/Security
remove 2x key locks from bathroom doors
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing
1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
CH-7-6-26 pre call 30 min prior 405-651-9689
5-20-26 No show tenant refused entry
1.1 Living Room/Living Room Present
7/6/26 proof of Section 8 received
1.1 Living Room/Living Room Present
Unit is vacant pending complete remodel
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
Unit is family occupied, mother of owner
2.3 Kitchen/Electrical Hazards
light inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
1.4 Living Room/Security
patio security deadbolt not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway faucet water pressure very low
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn /damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
2.10 Kitchen/Stove or Range with Oven
burner knobs missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2x sinks peeling/damaged - repair/resurface
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-7-7-26 Owner called and requested a reschedule (tenant is moving out and they arent sure what the status will be after that. Rescheduled to 9/18, but advised it will not be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
PROOF OF SECTION 8
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1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Inspector, please check back window frames. Tenant claims this work was not done. -JC 7/8
3-26-26 no show took picture sent email
JC-6-2-26 Spoke to the owner and rescheduled the 6/5 inspection to 6/26 (repairs are not done). Owner advised he has had issues with this tenant as they will not allow repairs and have not paid rent. Owner advised he does not know what to do. Explained he can contact the RP. Explained per the ordinance repairs must be completed within 4 months so this is the last extension that I can grant. He is aware.
1.5 Living Room/Window Condition
all windows arent forming a tight seal - repair /replace
2.12 Kitchen/Sink
inside of sink chipped badly - resurface/repair/replace
2.5 Kitchen/Window Condition
windows not forming tight seal - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hot water pressure very low - repair/replace
4.5 Other Rooms/Window Condition
windows not forming tight seal - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7 General Health and Safety/Other Interior Hazards
living room smoke detector not testing/working properly - replace
1.1 Living Room/Living Room Present
JC-7-8-26 Owner emailed requesting ext. Unit is currently vacant and he is out of the country. Rescheduled to 8/13
6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet
8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair
1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to re-schedule insp on for 7/29 to 8/25 between 11am-2pm due to owner being out of the country late juy-Mid Aug. O agreed to new date. M.T
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-685-5099

7/8/26- O called in, requested to reschedule insp on for 7/31 to 8/25 between 11am-2pm due to being out of country from late July to mid Aug. O agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-949-7764
NOTE FOR ROUTE: OWNER IS DISPUTING THE HEATER FAIL FROM 6/17 CLAIMING THE HEATER WORKED. NEED MORE INFORMATION SHOULD IT FAIL AGAIN, IF POSSIBLE, AS HE FEELS LIKE IT WASNT TESTED COREECTLY (IS IT STILL NOT TURNING ON, COLD AIR) ANY DETAIL HELPS

JC-7-8-26 Owner is requesting R/I fee waiver because he claims the heater was working during the last scheduled date. Denied request and advised I would follow up after the next inspection.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner who requested to r/s from 7/16 to 7/29. Rescheduled. She will alert the tenants.
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30MIN PC 310-621-8032

7/8/26- Spoke to PM, re-scheduled insp from 7/16 to 8/7 due to pm needing to travel from Southern California for the insp. PM agreed to new date. M.T
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store) 30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708

7/8/26- Spoke to O, he requested a ext due to tenant being out of town. Requested 1 week ext. Moved insp from 7/17 to 7/27 between 1-4pm. O agreed. M.T
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light

1.1 Living Room/Living Room Present
Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777

2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

2.1 Kitchen/Kitchen Area Present
all burners must self ignite

2.4 Kitchen/Security
patio screen damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.4 Living Room/Security
back unit patio door not locking properly - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
1.1	Living Room/Living Room Present 3-16-26 no show took picture sent email 4-21-26 no show took picture sent email tenant refused entry 5-20-26 no show no access to property took picture sent email 7-6-26 no show tenant stated they werent notified
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850

1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-915-8850 8-4-26 no show took picture sent email
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.1	Living Room/Living Room Present 7-7-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose- repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
1.1	Living Room/Living Room Present 7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
JC-7-15-26 Scheduled 7/20pm (confirmed with owner via email)
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
downstairs bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st floor smoke /Co detector missing

1.1 Living Room/Living Room Present
3-16-26 no show took picture sent email
4-21-26 no show took picture sent email
7-8-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet top broken - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower discolored - remove/repair/replace

1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace

2.3 Kitchen/Electrical Hazards
3x outlet covers missing - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
remove foil from stove
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both bedrooms
1.1 Living Room/Living Room Present
3-16-26 No show took picture sent email
4-21-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
5.2 Secondary Rooms/Security
garage door not working/ opening properly - repiar/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop / control not working properly - repair/replace
1.1 Living Room/Living Room Present
6-2-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard gate leaning/not stable and has loose slates - repair

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-406-4500 - JC 5/8 Owner called in and advised this tenants neighbors alerted him the inspection was a NE today. Owner advised he will be there for the next inspection. Added the pre-call above.
2-23-26 no show took picture sent email
4-2-26 no show took picture sent email
5-8-26 No show took picture sent email

2.7 Kitchen/Wall Condition
wall has cracks -repair/replace

1.1 Living Room/Living Room Present
7/9/26- Spoke to tenant who requested to re-schedule the inspection for 7/31 due to not being home. T was Adamant on wanting to re-schedule. Moved it to the next insp date which is Monday 8/3 between 11am-2pm. T agreed. M.T

1.1 Living Room/Living Room Present
JC-7-8-26 Spoke to the owner and waived (1) $90 R/I fee because one of the original fails was not listed on the mailed report.

4.3 Other Rooms/Elecrtical Hazards
Light switch damaged, replace

1.1 Living Room/Living Room Present
JC-7-9-26 Owner called in and requested a sooner date. R/S from 8/6 to 7/16.
4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing in garaged bedrooms
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 10:20am. Picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.4 Living Room/Security
Clean discoloration on patio door frame
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.12 Kitchen/Sink
Faucet base spraying water, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.6 Other Rooms/Celing Condition
Evidence of water damage, repair
2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink
2.5 Kitchen/Window Condition
Repair window, evidence of water leak
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.
1.4 Living Room/Security
1. Repair damaged door frame

2. Install striker plates on front door and door frame
2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor
3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace
3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame
3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration
3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
2.3 Kitchen/Electrical Hazards
Replace cracked receptacles
1. Right of sink
2. Left of stove
1.1 Living Room/Living Room Present
30 min pre-call 510-847-3835
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
sink has constant drip - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
caulking badly worn/damaged - repair/replace/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors - missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair/replace
1.1 Living Room/Living Room Present
JC-7-9-26 Spoke to the owner - he is requesting an extension to the end of August due to vendor issues. explained we need proof showing at minimum the parts are on order (per ordinance repairs must be completed within 4 months). The will send it via email.
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom next to kitchen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7/10/2026 RECEIVED EMAIL FROM TENANT. N/A. REQUESTED FOR THE 24TH OF JULY, HOWEVER ADVISED DATE N/A. HAVE 8/7/2026 11AM-2PM. RESPONDED AND CONFIRMED. RESCHEDULED FROM 7/17/2026 TO 8/7/2026 11AM-2PM. ALISON

5/21/2026 Tenant no show 1:49pm, picture submitted
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 r/s from 7-15-26 to 8-7-26 spk w owner said sold property in June will send proof on Monday 7/13/26
1.1 Living Room/Living Room Present
CH-7-10-26 pre call 30 min prior 510-260-9561
7-1-26 No show no address
1.1 Living Room/Living Room Present
Proof of section 8 received
1.1 Living Room/Living Room Present
7-9-26 no show tenant refused entry not notified
2.1 Kitchen/Kitchen Area Present
dishwasher not draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.5 Living Room/Window Condition
blinds damaged/missing - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink chipped/hole - repair/replace/resurface
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting badly worn /damaged throughout entire unit - repair /replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.8 Living Room/Floor Condition
carpet badly worn/damaged throughout entire unit - repair/replace
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet not properly secure
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpet very badly soiled - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
hole in bedroom door - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater in bedroom 2 inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater has smoke coming out of it while in use, repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on patio
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.4 Other Rooms/Security
Repair door, door hinge damaged
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Exterior dishwasher door rusted, repair
3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.11 Kitchen/Refrigerator
1. Exterior of refrigerator rusted, repair. Can sand and paint rust.

2. Light inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head damaged, replace
4.7 Other Rooms/Wall Condition
Closet door off track, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on front door
8.2 General Health and Safety/Exits
Patio screen damaged, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Range hood vent fan inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
1. Front burners inoperable, repair

2. Range hood rusted/peeling paint. Replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
received proof of sale
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove

2. Front door has peeling paint on interior side, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it was removed
1.1 Living Room/Living Room Present
received proof of sale
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition
Lower section of window rusted, replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Leak at bottom of sink, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
door knob missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
left rear burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking around top of shower - worn/damaged- repair/recaulk

3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - repair/recaulk/replace
faucet not properly secured - repair/replace
tub draining slowly - repair

2.12 Kitchen/Sink
sink constantly drips - repair/replace

3.1 Bathroom/Bathroom Present
unable to inspect due to dog inside bathroom

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio overloaded with items - clear/remove egress for patio door access

3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection

3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub

3.7 Bathroom/Wall Condition
Repair hole on wall behind door

1.8 Living Room/Floor Condition
carpeting bunching throughout unit - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range peeling very badly - repair/replace

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.8 Living Room/Floor Condition
flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not working properly

3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bedroom door

2.2 Kitchen/Electricty
kitchen light/fan inop - repair/replace

3.12 Bathroom/Tub or Shower
shower handle broken - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors of track - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
2.3 Kitchen/Electrical Hazards
GFCI outlet not secure and not test properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining very slow - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.12 Kitchen/Sink
1. Faucet makes loud grinding noise, repair
2. Faucet has constant drip, repair
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan makes loud grinding noise while in use, repair
3.13 Bathroom/Ventilation
Ventilation fan/light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
- REPLACE exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow access to window
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.5 Kitchen/Window Condition
Lower portion of kitchen window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
1.1 Living Room/Living Room Present
JC-7-13-26 R/S WITH OWNER VIA EMAIL
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536
JC-7-13-26 R/S WITH OWNER VIA EMAIL
5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
CH-7-13-26 LL call in to r/s from 7/24/26 to 8/4/26 tenant is moving out pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
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30 min pre-call to owner 510-325-4227
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1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13
1.1 Living Room/Living Room Present
Rcvd email from the city requesting a reschedule. Called the owner and rescheduled from 7/15 to 8/7 advised him to alert the tenant -JC 7/13

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 415-760-6405
JC-7-13-26 Spoke to the owner and rescheduled the 7/17 inspection to 7/27 because neither him or the tenant can be there. Advised we cannot reschedule again.
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

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CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.7 Bathroom/Wall Condition
towel rack missing

8.10 General Health and Safety/Site and Neighborhood Conditions
patio has overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

1.4 Living Room/Security
clear items form patio for egress to patio door

1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance - remove/repair/repaint

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

4.7 Other Rooms/Wall Condition
bedroom screen missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
closet doors off track

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resuface/replace
3.12	Bathroom/Tub or Shower tub drips - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.10	General Health and Safety/Site and Neighborhood Conditions overgrowth on patio - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - repair
1.1	Living Room/Living Room Present CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips

2.13 Kitchen/Space for Storage, Prep and Serving
countertops next to sink worn/damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
discoloration - remove/repaint
tub drips - repair
1.1 Living Room/Living Room Present
7/10/26 recevied proof owners daughter lives in unit

6/16/2026 OWNER CALLED IN TO MOVE UP INSPECTION. THE OTHER UNIT HAS BEEN MOVED UP ALREADY. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
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30 min pre-call 415-706-5268
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.3 Living Room/Electrical Hazards
Outlets all missing cover plates, vacant unit under renovation
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am

8.1 General Health and Safety/Access to Unit
Front exterior light inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
1.1 Living Room/Living Room Present
Proof of Section 8
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
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1.1 Living Room/Living Room Present
JC7-14-26 Spoke to the owner who requested to reschedule to a day that is better for him. Rescheduled from 8/7 to 8/18 and advised him to alert the tenants
2.11 Kitchen/Refrigerator
Install, vacant unit
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Install shower head
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle on left wall
8.1 General Health and Safety/Access to Unit
Secure patio screen door
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT UNIT
Install stove in unit
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlets on right wall missing cover plates
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from bedroom door
4.5 Other Rooms/Window Condition
blinds damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink air raider needs replacing - repair/replace
4.4 Other Rooms/Security
tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink corroded - resuface/repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Dishwasher has a leak in front of unit, repair
3.6 Bathroom/Ceiling Condition
Repair ceiling, soft spots present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Caulk, seal trim on exterior side of tub
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Clear personal items blocking clear path access to window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
2.10 Kitchen/Stove or Range with Oven
hood range rusted and peeling - replace
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
3.4 Bathroom/Security
Install striker plate on door frame
2.12 Kitchen/Sink
1. Faucet has constant drip, repair or replace
2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
2.7 Kitchen/Wall Condition
Repair crack on wall right side of window
4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
1.7 Living Room/Wall Condition
Repair crack on right wall
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present
1.6 Living Room/Ceiling Condition
Repair/ repaint ceiling. Evidence of water damage present
1.7 Living Room/Wall Condition
Repair large cracks on walls
2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI
2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace
2.7 Kitchen/Wall Condition
Repair peeling paint on walls
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace
4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean
1.1 Living Room/Living Room Present
GATE CODE #4231 - JC 7-15-26

3.3 Bathroom/Electrical Hazards
Install GFCI receptacles in upstairs bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet underneath window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged exterior outlet

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span

1.1 Living Room/Living Room Present
JC-7-15-26 Spoke to the owner and rescheduled from 7/21 to 8/25. He advised the tenant is not currently available.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

2.13 Kitchen/Space for Storage, Prep and Serving
Repair rear side of countertop, cracked tile (cutting hazard)

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Install patio door screen

1.1 Living Room/Living Room Present
7/15/26- Spoke to O, he called in requesting an ext due to tenants not being available on 8/4. Moved insp to 8/21 between 1-4pm. O agreed and will advise T. M.T

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1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

1.1 Living Room/Living Room Present
45 MIN PC 925-510-4194

5/18/26- O called in to request pre-call to PM. M.T

4/22/2026 Tenant no show 9:45am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:30am. Pre-called owner as requested and left voicemail at 9:00am. Spoke with owner when I got to residence and she was approximately 20-30 minutes away as she hadnt seen missed call. Sent pictures of outgoing call log to owner and OutSource It.

1.3 Living Room/Electrical Hazards
LIVING ROOM & DINING ROOM
- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
GATE CODE #1987 -JC 5/6 30 min pre 510-292-7698
3-24-26 no show no access to property took picture
6-23-26 no show took picture sent email

1.4 Living Room/Security
patio door lock jamming - repair/replace

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing

3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair/repaint

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace

1.1 Living Room/Living Room Present
JC-7-15-26 Owner called and advised he is going out of town and cannot make the 20th. Rescheduled to 7/24.
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of sink (right side of double receptacles)

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

5.2 Secondary Rooms/Security
Install window screen for laundry room

8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet

1.1 Living Room/Living Room Present
JC-7-25-26 Inspection should have been scheduled yesterday, but I scheduled it for 7/16 in error. Scheduled on 7/22 when the inspector is set to be at the site and notified the manager.

1.7 Living Room/Wall Condition
wall damaged - repair/repaint

1.1 Living Room/Living Room Present
Received proof property was sold

1.1 Living Room/Living Room Present
jaydhe.calvin

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- replace missing coverplate on left wall

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Low water pressure, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.8 Living Room/Floor Condition
Carpet heavily soiled, clean carpet
2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace
3.4 Bathroom/Security
Door damaged (Tenant caused), replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.12 Kitchen/Sink
faucet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.5 Kitchen/Window Condition
dining room window frame rusted - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slowly - repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame discoloration - remove/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
2.10 Kitchen/Stove or Range with Oven
Install drip pans
2.11 Kitchen/Refrigerator
Install refrigerator (vacant unit)
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props

2. TENANT to clean discoloration on window

2.10 Kitchen/Stove or Range with Oven
Replace soiled range hood vent screen
2.12 Kitchen/Sink
Faucet has constant drip. repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685 JC7/16/26
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-6864
JC-7-16-26 The owners son called in and advised his father passed away a week ago. He requested to reschedule all inspections, rescheduled from 7/17 to 8/17 and advised him to alert the residents.
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1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685
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JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
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1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
JC-7-16-26 Scheduled re-inspection for 8/17. Per site unit is ready. Confirmed inspection via email.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat damaged/inop - repair-replace
1.1 Living Room/Living Room Present
Received proof property was sold
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1.1 Living Room/Living Room Present
Received proof property was sold
1.1 Living Room/Living Room Present
7/16/26 unit is occupied by owners brother
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
2.12 Kitchen/Sink
Kitchen faucet has constant drip, repair
8.2 General Health and Safety/Exits
Clear path to patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.1 Living Room/Living Room Present
GATE CODE: #1407
JC-7-16-26 Owner called and requested a sooner date. Rescheduled from 8/7 to 7/29 (O has a surgery coming up)
6/29/2026 Tenant no show 1:35pm, picture submitted.
8.1 General Health and Safety/Access to Unit
unit is under construction/remodeled is not ready for inspection.
8.1 General Health and Safety/Access to Unit
unit under construction/remodeled was not ready for inspection.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector in common hall.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common hall
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
4.10 Other Rooms/Smoke Detectors
install smoke detector
1.5 Living Room/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.7 Other Rooms/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in laundry area
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace
4.10 Other Rooms/Smoke Detectors
install missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area.
8.1 General Health and Safety/Access to Unit
no show- 07/16/2026
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood repair or replace.
1.1 Living Room/Living Room Present
7/17/26- Tenant called 7/15 PM to re-schedule 7/16 inspection. Did not get to the vm in time therefore insp was not re-scheduled and inspector went to unit. M.T

2-20-26 no show took picture sent email
3-26-26 no show took picture sent email
7/16/2026 Tenant no show 9:05am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Install GFCI by kitchen sink

3. Replace cracked receptacle above stove
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.1 Building Exterior/Condition of Foundation
Repair exterior crack by top of stairs leading to unit

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.7 Bathroom/Wall Condition
Repair peeling paint on bathroom walls

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2005)

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass surrounding home

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood repair or replace.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
-level 2

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install unit number outside of front door

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from door

4.3 Other Rooms/Elecrtical Hazards
Secure outlet at entry to wall, junction box coming out of wall.

4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed

4.5 Other Rooms/Window Condition
7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows

4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.

5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair

6.4 Building Exterior/Condition of Exterior Surfaces
1. Exterior siding on house dry rotted, repair damaged sections of siding

2. Exterior dryer vent cover missing, replace

8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.4 Other Rooms/Security
bedroom door of hinges - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
large amounts of dog poop on patio - remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

4.10 Other Rooms/Smoke Detectors
install smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping and air out unit

1.1 Living Room/Living Room Present
6-14-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
NO ACCESS FOR INSPECTION

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (1999)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of home

8.1 General Health and Safety/Access to Unit
Rear door damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.1 General Health and Safety/Access to Unit
unit numbers missing on front of building for all 4 units

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

1.3 Living Room/Electrical Hazards
Replacer damaged receptacles underneath window

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
install smoke detector.
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted
7/16/2026 After initial inspection was completed, tenant stated that unit was owner occupied. Gave owner email to forward documentation to City to get unit removed from database. Called outsource it and there are no notes in system.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
3.12 Bathroom/Tub or Shower
tub corroded - resurface/repair/replace
4.4 Other Rooms/Security
remove key door locks from both bedroom doors
4.5 Other Rooms/Window Condition
bedroom window handle not working properly - repair /replace
8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint
7.3 Heating and Plumbing/Ventilation and Adequacy of Cooling
cool button missing
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection in room
4.5 Other Rooms/Window Condition
Clear items to allow access to window
3.4 Bathroom/Security
Remove keyed entry lock from door
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in front/center room
1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST
6.1 Building Exterior/Condition of Foundation
COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
1.1 Living Room/Living Room Present
unit under renovation
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud

3.3 Bathroom/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Light fixture inoperable, repair

2.10 Kitchen/Stove or Range with Oven
right rear burner inop
oven inop - repair/replace

2.11 Kitchen/Refrigerator
turns on and off randomly - not working properly - repair/replace

3.12 Bathroom/Tub or Shower
tub peeling - resurface/repair/replace

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

4.2 Other Rooms/Electricity/Illumination
2x bedroom closets light not working properly

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob not working properly

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling
4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit
1.1 Living Room/Living Room Present
under renovation
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
4.4 Other Rooms/Security
Install deadbolt on rear door
4.5 Other Rooms/Window Condition
Clear items to allow access to window
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair
2.12 Kitchen/Sink
dishwasher inop - repair/replace
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
under renovation
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.1 Bathroom/Bathroom Present
toilet base loose
2.10 Kitchen/Stove or Range with Oven
front right burner inop
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke dectector missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
clear patio of items overloading patio and clear egress to patio door access
2.12 Kitchen/Sink
sink drips
dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.10 Kitchen/Stove or Range with Oven
hood range fan inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
1.4 Living Room/Security
patio handle loose - repair
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)
6/29/2026 Tenant no show 1:35pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Dining room

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

1.1 Living Room/Living Room Present
CH-5-4-26 r/s from 4-19-26 to 5-11-26 owner said no one will be there need before the 19th pre call 510-501-3307

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
bedroom door must be able to open fully - health & safety hazard -

4.6 Other Rooms/Celing Condition
large cracks in ceiling/wall - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks in ceiling - repair/repaint

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.7 Living Room/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.7 Other Rooms/Wall Condition
Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing next to left sink - repair
2.12 Kitchen/Sink
couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace
3.1 Bathroom/Bathroom Present
GFCI outlet missing
4.4 Other Rooms/Security
remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner staed they were A-B-C we have them as 1 -2-3 units didn,t have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-19-26 no show no access to property took picture sent email
4-22-26 no show apt #s were missing owner stated they were A-B-C we have them as 1 -2-3 units didnt have anything on doors took picture sent email told owner information need to match records
5-22-26 No show no access took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
5-22-26 No show took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show no access to property took picture sent email
4-21-26 no show no access to property took picture sent email
6-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
7-16-26 no show took picture sent email

1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace

1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town

1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair
2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.
1.1 Living Room/Living Room Present
30 MIN PC 510-236-8366
7/17/26- Spoke to PM who stated O is requesting a few more days to finish repairs. Moved insp from 7/20 to 7/30 between 11am-2pm. PM agreed. M.T

5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.
3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
broken toilet seat repair or replace.
toilet loose at base repair or replace.
1.8 Living Room/Floor Condition
torn carpet exposed nails at front door repair or replace.
7.4 Heating and Plumbing/Water Heater
non working heater repair or replace.
8.7 General Health and Safety/Other Interior Hazards
clutter and personal items through out unit. potential egress problem. pass with comment
8.3 General Health and Safety/Evidence of Infestation
infestation of roaches . professional extermination required.
1.5 Living Room/Window Condition
replace missing screens
1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.
2.1 Kitchen/Kitchen Area Present
replace missing screens
1.5 Living Room/Window Condition
replace missing screens
4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.
2.5 Kitchen/Window Condition
replace missing screens
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector in common area in home
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5 Living Room/Window Condition
replace missing screens

peeling and chipping paint on window seal. remove or repaint.
3.5 Bathroom/Window Condition
replace missing screens
1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
3.5 Bathroom/Window Condition
replace missing screens
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit that tenant can control. Current heater is controlled by downstairs unit.

8.1 General Health and Safety/Access to Unit
Install unit number in front of front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear yard

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Remove appliances from yard

2.11 Kitchen/Refrigerator
Plug in for inspection

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Address discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Secure smoke detector to wall
5.4 Secondary Rooms/Other Potential Hazardous Features
Address/repair discoloration in nook off of kitchen
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Rear stair handrail dry rotted, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.10 General Health and Safety/Site and Neighborhood Conditions
Rear shed severely dry rotted and damaged, repair or remove
8.4 General Health and Safety/Garbage and Debris
Remove old water heater on back stairs
1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115
2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Install unit number "1" outside of front door
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
2.12 Kitchen/Sink
Resurface sink
3.6 Bathroom/Ceiling Condition
Address discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Install unit number "3" on front door
2.11 Kitchen/Refrigerator
Severely rusted, repair or replace
2.12 Kitchen/Sink
Resurface kitchen sink
2.6 Kitchen/Ceiling Condition
Address discoloration on ceiling
2.7 Kitchen/Wall Condition
Address discoloration on walls
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Clean discoloration around toilet base
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink basin
3.6 Bathroom/Ceiling Condition
Address discoloration on ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address discoloration on bedroom walls
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality, tenant to air unit out
3.7 Bathroom/Wall Condition
Repair peeling paint on walls
8.1 General Health and Safety/Access to Unit
Install unit number on front door "1"
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink
3.13 Bathroom/Ventilation
Vent fan inoperable, repair

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit

3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head

1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.

2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint

3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk

1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
constantly drips - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
2.5 Kitchen/Window Condition
side window has large amounts of rust - remove/repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
Hallway smoke/Co detector - inop /missing
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 10:57am. Picture submitted.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove
4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)
8.2 General Health and Safety/Exits
Clear items blocking access to patio door (fire exit)
1.1 Living Room/Living Room Present
4/16/2026 Tenant no show, unable to enter unit with PM as key not available 11:51am, picture submitted.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
1.1 Living Room/Living Room Present
4-16-26 no show no access to unit
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
4/20/2026 Tennant no show, unable to enter unit with PM as there is a loose dog inside of unit. Picture submitted.

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
1.1 Living Room/Living Room Present
3-16-26 No show tenant stated they werent notified
6-3-26 no show tenant stated they werent notified
2.12 Kitchen/Sink
faucet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.5 Bathroom/Window Condition
window broken - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show took picture sent email no 201
6-3-26 no unit 201
7-20-26 no unit 201
2.10 Kitchen/Stove or Range with Oven
remove foil from stove - safety hazard
hood range paint worn/peeling - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
3x bedrooms smoke detectors missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
3x prior no shows
7-20-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560
3-18-26 no show took picture sent email
4-23-26 No show no access owner refused entry

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
4-22-26 no show no access to property took picture sent email
6-3-26 no show no access to property took picture sent email
7-20-26 no show property is red tagged took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show tenant stated they werent notified
4-22-26 no show took picture sent email
6-3-26 no show tenant refused entry
7-20-26 no show tenant refused entry took picture sent email

1.1 Living Room/Living Room Present
3-17-26 no show took picture sent email
6-3-26 no show took picture sent email
7-20-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing/damaged

3.12 Bathroom/Tub or Shower
tub drips - repair

3.7 Bathroom/Wall Condition
entire bathroom has discoloration black organic substance -
mold remediation may be needed

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

4.5 Other Rooms/Window Condition
bedroom window broken - repair/replace safety hazard

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom steps dry rotted - trepair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly. Provide Heat Source.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heating thermostat cover missing unable to test heater-repair/replace
heater not working now thermostat cover is replaced
repair/replace

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor.
Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
GO BETWEEN 11AM-2PM. M.T
PLEASE KNOCK ON DOOR, DOORBELL DOES NOT FUNCTION. M.T
call 510-778-0172 upon arrival JC 5/8
4/28/2026 Tenant no show 11:20am, picture submitted. Knocked on front gate & rang doorbell, no response.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.7 Kitchen/Wall Condition
Repair peeling paint and cracks on kitchen walls

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Electrical issues in back 1/2 of house, ceiling light fixture inoperable. Repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Address discoloration on walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior crawl space covering underneath front window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush in front of home, and on sides. Brush is leaning against side of house needs to be cut back.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-11-26 no show took picture sent email
6-24-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-5-1-26 Spoke to the owner who requested a pm appt on 5/22. Moved inspection to the 1-4pm window

1.1 Living Room/Living Room Present
3/17/2026 tenant no show 11:54am, lower left unit. PICTURE SUBMITTED

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs left unit 11:56am

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

1.1 Living Room/Living Room Present
3/17/2026 Tenant no show, upstairs right unit. Picture submitted

4/21/2026 Tenant no show 12:00pm, picture submitted.

5/22/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 2:20pm

7/20/2026 Tenant no show/no access. Door leading to units locked, no access to site. Picture submitted 11:50am

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door in garage

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
CH5-18-26 r/s from 5-19-26 to 6-3-26 LL can not do that date Pre call 30 min prior 415-988-2661

1.1 Living Room/Living Room Present
4/21/2026 Tenant no show 9:50am, picture submitted at time of missed inspection.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle under tv

2.10 Kitchen/Stove or Range with Oven
Range hood fan and light inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Replace damaged GFCI receptacle by rear door

1.1 Living Room/Living Room Present
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 11:10am, picture submitted. Tenant states he was not aware of scheduled inspection.

6/4/2026 Tenant no show 10:00am, picture submitted.

7/20/2026 tenant no show 2:35pm, picture submitted.

2.12 Kitchen/Sink
Faucet has constant drip, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing door front underneath sink

2.8 Kitchen/Floor Condition
Replace damaged floor vent

3.12 Bathroom/Tub or Shower
Leak behind hot water control knob, repair
3.3 Bathroom/Electrical Hazards
Install GFCI above sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Light switch missing cover plate, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove keyed entry lock on makeshift room in living room
2. Install smoke detector in makeshift room in living room
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vet missing cover, install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
No access to garage, used as a living quarter.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down brush from rear of unit
8.2 General Health and Safety/Exits
Install striker plates on rear door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair ceiling in sun room, evidence of water damage

2. Install window screen iii sun room
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2003)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit.
1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.
1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted
8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex
6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove
2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit
1.7 Living Room/Wall Condition
Address severe discoloration on walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Clean discoloration in tub
4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls
4.5 Other Rooms/Window Condition
Clean discoloration on window
1.1 Living Room/Living Room Present
received proof property is vacant and will be sold
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners daughter. They requested to reschedule as work is being done in the rentals.
Rescheduled from 7/23 to 8/24 (There was nothing available for 10 units sooner)
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
JC-7-21-26 Owners daughter called in and requested a reschedule (they are doing work in the rentals).
Rescheduled from 7/23 to 8/24
1.1 Living Room/Living Room Present
Received proof of Section 8
1.8 Living Room/Floor Condition
carpet bunching throughout unit - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
Tenant called in and request to reschedule from 7/24 to 7/23 because she has surgery. Advised her to alert the owner or om of this change. -JC 7/21

1.1 Living Room/Living Room Present
JC-7-21-26 Spoke to the owners GD who called and advised the owner is on hospice and has been ill for months since the start of the inspection cycle. Explained the ordinance states repairs must be done within 4 months of the first fail, but advised I would grant an extension from 7/23 to 8/24 given the circumstance. They expect she may pass soon. Advised her of what to do in that event.

2.3 Kitchen/Electrical Hazards
Outlet left of refrigerator has pen grounds, repair

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-7-21-26 Tenant called in and requested to reschedule (tenant has cancer and is undergoing chemo) rescheduled from 8/13 to 9/18 given the circumstance. Tenant advised she should be done with treatments by the end of September so she may cb. I did explain the ordinance states only a 1-time r/s up to 2 weeks, but advised we can try to work with her.

1.1 Living Room/Living Room Present
ADDRESS IS: 216 S 3RD
3-20-26 no show tenant stated they werent notified of any inspection
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show unit is empty no access to unit
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 220 S 3RD
3-20-26 no show took picture sent email no #3
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show addresss are 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 222 S 3RD
3-20-26 no show took picture sent email no #4
4-27-26 no show took picture sent email no apt # UNITS 218-220-222
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
ADDRESS IS: 218 S 3RD
3-20-26 no show took picture sent email no #2
4-27-26 no show took picture sent email no apt 1 or #
6-5-26 no show took picture sent email only 216,218,220 & 222
7-22-26 no show took picture sent email

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 9:15am, no response to doorbell or knocking on door. Can hear adult and small child in unit. Picture submitted

4/22/2026 Tenant no show 9:30am, picture submitted at time of missed inspection.

6/4/2026 Tenant no show 9:17am. Picture submitted.

7/21/2026 Tenant no show 9:35am, picture submitted

1.1 Living Room/Living Room Present
30 min pre-call 415-235-3897
JC-4-1-26 Spoke to the owner who requested to r/s to a Thur or Fri. R/S from 4/7 to 4/10 and advised her to alert the tenants.

1.1 Living Room/Living Room Present
3/20/2026 Tenant no show 10:25am, picture submitted.

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

7/21/2026 Tenant no show 11:37am, picture submitted

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door fronts

2.3 Kitchen/Electrical Hazards
Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested

2.7 Kitchen/Wall Condition
Wall by stove has soft spots on bottom, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
1.Remove keyed entry lock and deadbolt from Center right room.

2. Repair damaged door frame

3. Smoke detector inoperable, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
CENTER RIGHT ROOM
1. Repair damaged door frame
2. Remove keyed entry and deadbolt from makeshift room
3. Smoke detector inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit

1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.

1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit

1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
CH-Call 30 min prior 510-459-4811
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
30 MIN PC 925-963-4827 (LORI)
1.1 Living Room/Living Room Present
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6/26/2026 Tenant no show 1:00pm, picture submitted
7/212/2026 Tenant no show 11:50am, picture submitted
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage above sink
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen level 2 open area
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing rear exterior outlet weatherproof cover

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
Received proof of Section 8
1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION

JC-7-21-26 Called the tenant and scheduled 7/29pm.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
Property sold
1.1 Living Room/Living Room Present
JC-7-21-26 Owner emailed requesting an extension. Rescheduled from 7/24 to 8/17
6/16/2026 tenant no show 9:19am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Front burners inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22
JC-7-22-26 Tenant called in. Added the pre-call note above and rescheduled the 7/23 inspection to 8/16. Tenant will need to have a representative there on his behalf during the inspection due.
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 925-255-3714 - dial 901 in the callbox to be buzzed in or call the tenant for access - JC 5/7 call manager 510-418-0826 as a back up if they do not answer the ppre-call
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property called number no answer took picture sent email
1.1 Living Room/Living Room Present
JC-7-22-26 Tenant called and advised she needs a really needs a Mon inspection. Rescheduled from 8/26 to 8/24
1.1 Living Room/Living Room Present
JC-7-22-26 Mgr emailed stating they cannot make one of the repairs until the tenant vacates the unit. Rescheduled the 7/27 inspection to 8/14
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface sink, peeling paint and rust present
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)
CH-4-27-26 pre call owner 30 min prior 510-453-2673

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-453-2673 JC-6/11/26
30 min prior 510-453-2673
JC-7-22-26 Spoke to the owner and rescheduled the inspection from 7/23 to 8/18 (owner needs more time to make repairs)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint and rust present

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

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install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.

2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace

1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.

7.4 Heating and Plumbing/Water Heater
install earthquake strap

1.1 Living Room/Living Room Present
30 min pre-call 415-696-1360
JC-7-22-26 Spoke to the property manager who advised they had not rcvd the report because both pm and owner are out of the country. Rescheduled the 8/7 inspection to 10/1 and emailed a copy of the report. Advised him to alert the tenant of the date change.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace
8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair
8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.12 Kitchen/Sink
leaking faucet repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and trees

broken and leaning fence right side of yard. Repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front porch and window seals.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure
2.3 Kitchen/Electrical Hazards
exposed wiring on outlet next to sink. repair or replace.
8.1 General Health and Safety/Access to Unit
bedrooms 1-4 doors was locked could not gain access to inspect.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
install proper earthquake straps
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove
1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
1.1 Living Room/Living Room Present
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.
1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.2 Heating and Plumbing/Safety of Heating Equipment
Replace missing thermostat cover

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

2.10 Kitchen/Stove or Range with Oven
Oven does not work and stove knob for right rear burner is also missing

2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
draining from air gap - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

3.12 Bathroom/Tub or Shower
H/C back plate missing
overflow plate missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not properly secure

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat cover inop - repair/replace

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

4.10 Other Rooms/Smoke Detectors
bedroom detector not properly secure

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink caulking badly worn/damaged - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl sink air raider missing
4.10 Other Rooms/Smoke Detectors
detectors missing in 3x bedroooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing
3.3 Bathroom/Electrical Hazards
2nd fl GFCI outlet missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.5 Other Rooms/Window Condition
screens missing
2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl bathroom sink air raider missing - repair/replace
4.10 Other Rooms/Smoke Detectors
all 3x bedroom smoke detectors missing/inop
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
4/27/26- Spoke to O, he called in requesting an ext due to needing more time for repairs, (Window screens need to be specifically maid for the size window). Re-schduled unit to 6/23 between 11am-2pm. O agreed. M.T

6/23/2026 tenant no show 11:00am, no response from knocking on door or doorbell. Picture submitted.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
- upstairs bathroom in hallway
4.10 Other Rooms/Smoke Detectors
1. Secure new smoke detector to wall

2. Remove old smoke detector from room
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
5/11/2026 Tenant no show 1:25pm, no response to knocking on door or doorbell. Picture submitted.

6/24/2026 Tenant states he has covid, inspection to be rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move bed blocking window, fire exit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
- replace exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Secure rear door knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.10 General Health and Safety/Site and Neighborhood Conditions
front & backyard have overgrowth - cut/remove

1.1 Living Room/Living Room Present
CH-4-16-26 Alison did not r/s in system
4/14/2026 TENANT LATANYA CALLED NEEDS TO RESCHEDULE HAS TO WORK. HAS TUES AND WED OFF. REQUEST LATER DATE. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON. TENANT CONFIRMED. ALISON

3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window frame

1.1 Living Room/Living Room Present
CALL UPON ARRIVAL 341-500-9618

4/14/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK. HAS TUES AND WED OFF. MOVED FROM 4/20/2026 TO 4/29/2026 9AM-12NOON TENANT CONFIRMED. ALISON
4/29/2026 Tenant no show 10:40am, unable to enter unit with PM as notice wasnt posted. Picture submitted

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span

8.1 General Health and Safety/Access to Unit
Repair damaged patio door screen

1.1 Living Room/Living Room Present
PLEASE CALL OWNER UPON ARRIVAL FOR ACCESS 510-506-8823 - JC 4/30
4/29/2026 Tenant no show 9:50am, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.5 Other Rooms/Window Condition
Repair damaged window screen

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
JC-7-23-26 Owner emailed after hours on 717 requesting reschedule (called owner and rescheduled from 7/23 to 9/18)
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
CORRECT ADDRESS: 6131 BURLINGAME
JC-7-23-26 Owner emailed on 7/17 after hours requesting a rescheduled. Called owner and rescheduled from 7/23 to 9/18. Owner to send this unit is owner occupied
30 MIN PRE-CALL (415) 813-9799
3/24/2026 ADDRESS IS NON EXISTANT, no contact information provided for owner to confirm address.

4/28/2026 Correct address is 6131 Burlingame
Tenant no show 2:18pm, picture submitted

6/12/2026 OWNER OCCUPIED unit, owner has information to submit to prove unit is owner occupied. Gave owner he email address to submit paperwork.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop

1.1 Living Room/Living Room Present
3-31-26 no show no access to unit
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
2.10 Kitchen/Stove or Range with Oven
stove inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
PLEASE GO AFTER 2:00PM ON 7/28 IF POSSIBLE
3/24/2026 Tennant no show 12:03pm. No response to doorbell, verbal announcement as door was partially open. Picture submitted

5/5/2026 Tenant no show, no access to front door as gate leading to unit is locked 11:12am. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Address/clean discoloration on window
5.4 Secondary Rooms/Other Potential Hazardous Features
Install smoke detector in garage
8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detectors (x2)
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
2.10 Kitchen/Stove or Range with Oven
stove inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must work - repair/replace
Front left burner inoperable 6/4/2026
3.12 Bathroom/Tub or Shower
shower has discoloration remove
3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside shower unit
1.1 Living Room/Living Room Present
6/4/2026 No access to unit, PM doesnt have key. Picture submitted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
2.3 Kitchen/Electrical Hazards
GFCI outlet missing cover plate
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
1.1 Living Room/Living Room Present
Property occupied by owners son and family
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Install quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
oven inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink worm/damaged - repair/recaulk
3.12 Bathroom/Tub or Shower
caulking in worn/damaged - repair/recaulk

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway has hole in wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missinig
1.1 Living Room/Living Room Present
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2nd flr thermostat cover missing
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
7-22-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
2nd fl heater inop and cover missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/CO detector - missing/inop
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show tenant refused entry
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
3-20-26 no show took picture sent email
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-815-2230
4-27-26 no show took picture sent email
6-5-26 no show took picture sent email
7-22-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair /replace
3.12 Bathroom/Tub or Shower
tub damaged/worn repair/replace
3.8 Bathroom/Floor Condition
large gap in floor at tub base - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedrooms smoke detectors missing
4.4 Other Rooms/Security
door frame damaged - repair/replace

1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email 4-27-26 no show took picture sent email 6-5-26 no show took picture sent email 7-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 30 min pre-call 510-815-2230 3-20-26 no show took picture sent email
1.1	Living Room/Living Room Present 7-22-26 no show took picture sent email
2.6	Kitchen/Ceiling Condition Repair peeling paint
3.12	Bathroom/Tub or Shower Resurface tub
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
1.1	Living Room/Living Room Present 6-22-26 no show took picture sent email
1.1	Living Room/Living Room Present 6/26/2026 tenant no show 10:24am, picture submitted.
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace
1.1	Living Room/Living Room Present 2-23-26 no show took picture sent email 6-26-26 no show took picture sent email 7-22-26 no show took picture sent email
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Bathroom outlet has open grounds, replace with GFCI protected receptacle.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Recaulk kitchen sink

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets in kitchen

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector in bedroom inoperable, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
3/10/2026 Tenant no show 9:54am, no access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Install striker plate on door frame

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Replace missing striker plate on front door frame for deadbolt lock

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

3.3 Bathroom/Electrical Hazards
Bathroom ceiling light fixture cover missing, replace

4.4 Other Rooms/Security
Remove deadbolt from door
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-7-23-26 Tenant called in and requested a reschedule until after 9/1/26 due to an undisclosed medical condition she offered to provide proof of. Granted a reschedule from 8/4 to 9/3 with approval but advised we will not be able to reschedule again.
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26
1.1 Living Room/Living Room Present
JC-7-23-26 Spoke to the tenant and rescheduled the 8/3 inspection to 8/5 (she has an appt and would like to be there)
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-3-25 no show property management no access to unit
1-16-26 no show property management no access to unit
2/24/2026 Tenant no show, unable to enter unit with PM as there is no key available for unit.
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-1-25 No show property management no access to unit

1/14/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted

2/20/2026 Tenant not home and PM doesnt have a key for security gate, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior beams for patio dry rotted, complete repairs
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged bedroom heater covers
1.1 Living Room/Living Room Present
5/30/2026 Tenant no show 1:30pm, picture submitted. No access to secured site. No response from call box.

5/7/2026 Tenant no show 1:00pm, picture submitted

6/12/2026 No access to unit, no response from callbox at secured site. Picture submitted 1:40pm.

7/23/2026 No access too gated community, no response from call box 10:08am. Picture submitted.
1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
3.3 Bathroom/Electrical Hazards
Istall GFCI protected receptacle in bathroom
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Repair damaged rear stairs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
JC-7-23-26 Owner called in right before 3pm asking for the inspector to return or if he could send a video/photo of the repairs. Explained the inspector cannot return today, nor can we accept photos as proof to pass. Owner does not want to pay the R/I fee as he explained he made the repairs within minutes of the inspector leaving and has waited at the property since in hopes that it could be done today. DENIED HIS REQUEST FOR FEE WAIVER ADVISING I CANNOT WAIVE FEES THAT HAVE NOT BEEN CHARGED YET BUT EXPLAINED HE MAY CB ONCE HE GETS THE INVOICE AND I WILL SEE WHAT I CAN DO.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
oven inop

2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace

2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace

3.2 Bathroom/Electricty
2nd fl bathroom light inop

3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from all bedroom doors

4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop

8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars (fire exit)
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub and repair damaged caulking
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Install quick release for security bars or remove (fire exit)
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink
3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.6 Bathroom/Ceiling Condition
Address/ repair discoloration on ceiling
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle under window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Address/repair discoloration on ceiling
1.1 Living Room/Living Room Present
CH-4-27-26 LL needs pre call 415-200-7958

Submitted pictures as there are two properties on site. There is unit A & B. B will need to be scheduled as it has its own meters and tenant. Owner aware.

6/12/2026 Tenant no show 11:15am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Secure door knob to door
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent on right side of building damaged, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet has hot/neutral reverse, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window

4.4 Other Rooms/Security
install door knobs on door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water on walls, repair

3.4 Bathroom/Security
Top of door frame damaged, water damage. Repair
3.6 Bathroom/Ceiling Condition
Clean ceiling as it has water condensation
8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable. Repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Remove hazardous materials being stored in yard
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
1.4 Living Room/Security
Remove key lock from interior door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove deadbolt lock from closet door
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
3.12 Bathroom/Tub or Shower
Caulk tub level 2
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on interior doors in unit
2.12 Kitchen/Sink
Install splash guard for garbage disposal
2.11 Kitchen/Refrigerator
Light inoperable, repair
1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector missing, replace

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

2.12 Kitchen/Sink
Low water pressure at kitchen sink, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

2.1 Kitchen/Kitchen Area Present
Oven inoperable, repair notice issued by PG&E

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22
1.1 Living Room/Living Room Present
Owner states tenant moved out of unit and she will be moving in. Inspection cancelled

Gated area code # 7777

7/8/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 7/16/2026 TO 7/29/2026 11AM-2PM. OWNER IS ALSO THINKING ABOUT MOVING BACK INTO HER PROPERTY. ADVISED HER WHAT SHE NEEDS TO DO. ALISON

5-22-26 Gated area code # 7777
2.12 Kitchen/Sink
Garbage disposal inoperable, no power. Repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
refused at door
1.4 Living Room/Security
hole in security door . repair or replace.
3.3 Bathroom/Electrical Hazards
open ground outlet non tripping gfci. repair or replace.
3.5 Bathroom/Window Condition
window will not stay up without prop.
1.4 Living Room/Security
hole in security screen repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
3.3 Bathroom/Electrical Hazards
gfci outlet hot neutral reverse non tripping. repair or replace
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Address severe discoloration on bathroom ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent screens missing on rear and sides of complex, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Rear right fencing damaged and severely leaning, repair/replace as needed

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.4 General Health and Safety/Garbage and Debris
Excessive trash/clutter surrounding complex, remove

8.7 General Health and Safety/Other Interior Hazards
1. 1st floor hallway smoke detector in building missing, replace

2. Install carbon monoxide detector in unit, gas appliances present

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bunk bed blocking access to window (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Rear exterior vent screens damaged, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Rear right fencing damaged/severely leaning. Repair

2. Replace missing smoke detector common hallway 2nd floor
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash in rear of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, install replacement
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in makeshift room (front/left)
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
1.3 Living Room/Electrical Hazards
Light switch cover plate by kitchen entry damaged, replace
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:48am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair peeling paint on walls leading into bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
carbon monoxide detector inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:55am, picture submitted

1.5 Living Room/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window has a defect which may allow significant drafts to enter the unit.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.4 Bathroom/Security
Remove keyed entry lock from door

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show/no access 9:00am. Gate leading to unit locked with loose dogs in yard. Picture submitted.

5.4 Secondary Rooms/Other Potential Hazardous Features
Room located off kitchen needs window screen

8.1 General Health and Safety/Access to Unit
Install deadbolt on front and rear doors

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.7 Other Rooms/Wall Condition
Closet door missing knob and striker plates, install

8.6 General Health and Safety/Interior Stairs and Common Halls

2. C02 detector inoperable, replace

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
4/9/2026 CALL 30MIN PRIOR 510-375-9864 OWNER CALLED ADVISED TENANT MOVED OUT EARLY LAST MONTH. OWNER LUIS IS DOING WORK AND IS GOING TO TAKE SOME TIME. MOVED FROM 4/20/2026 TO 5/20/2026 1PM-4PM.

3/16/2026 Tenant no show 2:28pm, picture submitted

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI 1/2 bath level 1 inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window

5.3 Secondary Rooms/Electrical Hazards
1. Garage door will not open from switch, repair

2. Garage light inoperable, short in light switch

3. Outlets have no power, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove cut down tree brush in front of unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 2 inoperable, replace

2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from bedroom door

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control cover missing unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce

2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
4.4 Other Rooms/Security
remove deadbolt from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Repair discharge line, adjust and make sure line goes straight down towards ground versus straight out of wall.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector removed, replace
1.1 Living Room/Living Room Present
6/15/2026 OWNER CHIN NEEDS TO RESCHEDULE. NEEDS MORE TIME ON REPAIRS. MOVED FROM 6/17/2026 TO 7/20/2026 1PM-4PM. WILL NOTIFY TENANT. ALISON

CH-4-24-26 Owner call in said tenant not available need another date r/s from 4-30-26 to 5-5-26 confirm with owner
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
5.2 Secondary Rooms/Security
Install window screen for laundry room
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace crawl space cover outside by hot water heater closet
1.1 Living Room/Living Room Present
CH-7-27-26 tenant call in said inspector must ware a mask
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
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1.1 Living Room/Living Room Present
CH-7-27-26 pre call 30 min prior 510-847-5233
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
CH-7-27-26 Pre call 30 min prior 209-470-7229
1.1 Living Room/Living Room Present
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.4 Bathroom/Security
Repair window lock as it is rusted and inoperable.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:20am, picture submitted
3.3 Bathroom/Electrical Hazards
Outlet has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:22am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:36am, picture submitted
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 10:40am, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:00am, picture submitted
2.11 Kitchen/Refrigerator
Refrigerator is making loud grinding noise, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:02am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Right burners inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable; repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:05am, picture submitted
2.10 Kitchen/Stove or Range with Oven
Range hood vent screen missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Smoke detector inoperable, replace
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:08am, picture submitted
4.3 Other Rooms/Elecrtical Hazards
Outlet in closer has hot/ neutral reverse, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:10am, picture submitted
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Replace damaged receptacle outside of front door
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 11:22am, picture submitted
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove, range hood and backsplash behind stove
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
2.5 Kitchen/Window Condition
Clean discoloration on kitchen window
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:04pm, picture submitted

1.5 Living Room/Window Condition
Replace tethered window screen
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:07pm, picture submitted
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:09pm, picture submitted
8.7 General Health and Safety/Other Interior Hazards
Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.
1.1 Living Room/Living Room Present
4/7/2026 Tenant no show 1:15pm, picture submitted
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on patio cracked, replace
3.12 Bathroom/Tub or Shower
Resurface tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.4 Heating and Plumbing/Water Heater
Discharge pipe not long enough - must reach within 6" of ground.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 12:00pm, picture submitted.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.7 Kitchen/Wall Condition
entry door frame damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on both stoves
hood range fan inop

3.12 Bathroom/Tub or Shower
tub diverter inop/missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key lock from door to room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick releases on all window bars

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
Co detector missing in garage unit

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater for inspection

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove 3x key lock from bedroom doors

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

3.3 Bathroom/Electrical Hazards
bathroom light switch damaged

3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.2 General Health and Safety/Exits
install quick release on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email

1.3	Living Room/Electrical Hazards living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present 6-15-26 no show took picture sent email
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email 6-15-26 no show tenant refused entry
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
1.1	Living Room/Living Room Present 4-29-26 no show took picture sent email tenant not notified

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit

master bedroom sink draining slowly - repair/replace
4.4 Other Rooms/Security
remove 4x key locks and deadbolt from bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
6.4 Building Exterior/Condition of Exterior Surfaces
front window has dry rot - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /missing slates - repair/repalce
8.2 General Health and Safety/Exits
install quick release on window bars
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd flr smoke detector missing
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
2.12 Kitchen/Sink
wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12 Bathroom/Tub or Shower
tub chipping/peeling - resurface/repair/replace
4.4 Other Rooms/Security
bedroom door have holes/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat - inop/missing - repair/replace
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:28pm, picture submitted

6/25/2026 No access to front door as gate leading to home locked. Picture submitted 1:20pm.
4.5 Other Rooms/Window Condition
Address discoloration above window in bedroom, exterior window trim dry rotted. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace missing cover plate for hall light
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
1.1 Living Room/Living Room Present
5/5/2026 Tenant no show 9:22am, no response to doorbells or knocking on door. Picture submitted.

6/17/2026Tenant not responding to knocking on door. TV on very loud inside of unit. Picture submitted 2:12pm.

7/28/2026 Tenant no show 10:50am, picture submitted.
2.5 Kitchen/Window Condition
Window lock damaged, repair
4.3 Other Rooms/Elecrtical Hazards
1. Replace cracked outlet underneath window

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
1.1 Living Room/Living Room Present
3/25/2026 Tennant no show 10:20am. No response from knocking on security gate. Picture submitted.

6/18/2026 Tenant no show 9:14am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
3/25/2026 No access to front door as gate leading to unit is locked. Picture submitted @ 10:23am.

5/6/2026 Tenant no show/no access 12:30pm. Gate leading to unit locked.

6/18/2026 Tenant no show 9:10am, picture submitted

2.12 Kitchen/Sink
Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

2.12 Kitchen/Sink
1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal.

2. Repair leak underneath sink

3.13 Bathroom/Ventilation
Replace rusted ceiling vent

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair crack on ceiling

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 1:25pm, picture submitted.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair

3.13 Bathroom/Ventilation
Clean vent fan

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
7/28/2026 Tenant no show 12:15pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Front left burner not self lighting, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:15am, picture submitted. Lower left unit, dog barking inside of unit.

5/4/2026 Tenant no show 2:28pm, picture submitted

7/28/2026 Tenant no show 11:26am, picture submitted

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside tub enclosure

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector
2. Replace inoperable carbon monoxide detector

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show 10:18am, lower right unit. Picture submitted.

5/4/2026 Tenant no show 2:26pm, picture submitted

6/17/2026 Tenant no show 11:00am, picture submitted.

7/28/2026 Tenant no show 11:30am, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 11:08am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
7/28/2026 NO STOVE IN UNIT, unit must have a cooking device

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sub flooring in cabinet damaged, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Caulk inside of tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window screen damaged, repair

4.7 Other Rooms/Wall Condition
Clean discoloration on walls

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter throughout unit.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector base from ceiling
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.1 Building Exterior/Condition of Foundation
Fill large cracks in front of unit, tripping hazard
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted
1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit passed inspection as the tenant was able to put up the smoke and co detectors while the inspector was there. Passed this unit and failed 5105 Panama A as that is the unit that should have failed (confirmed with inspection). Advised Sonya of this.
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER
6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
1. Replace missing front right burner element
2. Replace missing range hood vent screen filter

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit
1.4 Living Room/Security
Repair damaged patio door screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show no access to unit to picture sent email
5.2 Secondary Rooms/Security
garage side door deadbolt not locking properly - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress from blocking water heater access
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left faucet base loose - repair/replace
right sink draining slow - repair/replace
bottom floor bathroom sink leaking - repair
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
1st floor smoke detector missing
2nd floor Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
30 MIN PRE-CALL 510-929-8054
2.12 Kitchen/Sink
dishwasher inop - repair/replace

3.12 Bathroom/Tub or Shower
second sliding door in shower missing - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.6 Bathroom/Ceiling Condition
very large gap in ceiling surrounding vent - repair
4.4 Other Rooms/Security
remove key lock from garage bedroom door
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call 510-912-9103
CORECT ADDRESS IS:131 S 17TH -JC 6/16
JC-5-1-26 Tenant called in after the inspection window started to advise there is a gate and he has dogs. Contacted the inspector and determined the inspection was a no entry. Called tenant and advised. Added his number above for the next visit.
1.8 Living Room/Floor Condition
carpeting in unit badly worn/torn/bunching - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking worn/damaged - repair/replace
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.7 Bathroom/Wall Condition
wall peeling/bubbling - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors & 1x deadbolt
6.4 Building Exterior/Condition of Exterior Surfaces
paint around house peeling very badly - repair/repaint
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
dishwasher inop repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair /replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front and backyard have large amounts of overgrowth - cut/remove
backyard fence damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
1.8 Living Room/Floor Condition
carpeting worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
bottom of carport door damaged repair/replace
carport roof damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear egress blocking access to water heater
7.6 Heating and Plumbing/Plumbing
washer water in flow outflow not working properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector/Co detector inop
1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
4.5 Other Rooms/Window Condition
install quick release on window bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/ hallway smoke detector inop
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace
3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
8.2 General Health and Safety/Exits
install quick release on window bars
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed
4.10 Other Rooms/Smoke Detectors
garage smoke detector missing
2.12 Kitchen/Sink
dishwasher not draining properly - draining through air gap - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
tub faucet leaking from base - repair/replace
top of shower caulking discolored/worn - recaulk/repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation

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under renovation

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

1.1 Living Room/Living Room Present
Living room hallway smoke detector is missing not working properly

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

3.12 Bathroom/Tub or Shower
Re-Caulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

1.1 Living Room/Living Room Present
JC-9-14-26 Owner called and requested to reschedule the 9/17 inspection to 10/13. Called O back and left a detailed voicemail confirming 10/13. Advised him to alert the tenant.
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

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JC-7-29-26 Owner emailed requesting to reschedule during a time she will be in town. Rescheduled from 9/2 to 8/13 and advised her to alert the tenants.

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JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

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1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592

7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant who stated she is out of town for a work conference and would like to re-schedule for 8/4. Moved insp from 7/30 to 8/4 between 1-4pm. T agreed. M.T

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

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8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

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could not gain entrance onto property.

1.5 Living Room/Window Condition
replace missing screens

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

3.12 Bathroom/Tub or Shower
leaking hot water handle. repair or replace

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

2.12 Kitchen/Sink
leaking faucet repair or replace

1.1 Living Room/Living Room Present
7/29/26- Spoke to tenant (Diane Wheeler), she stated she is not available for inspections due to her working all day mon-fri. Gave her other options but she stated she is not comfortable having PM in her place for does not know anyone that can be in her place for the inspections. She requested a tenant refusal form which I sent via mail. M.T

3.12 Bathroom/Tub or Shower
tub hot water knob leaking repair or release

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector 1st floor.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

1.1 Living Room/Living Room Present
6/16/2026 Tenant no show, no response to knocking on front door or doorbell. Picture submitted.

1.3 Living Room/Electrical Hazards
Replace cracked outlet on left wall

4.10 Other Rooms/Smoke Detectors
Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector level 1 missing, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

1.1 Living Room/Living Room Present
5/7/2026 Owner occupied, owner has email to submit paperwork
6/18/2026 No access to unit, secured site that has callbox with tenant names not unit numbers. Pictures submitted.
7/29/2026 No access at gated community, picture submitted at 1:30pm

1.1 Living Room/Living Room Present
7/6/2026 OWNER CALLED IN WILL BE OUT OF TOWN BUT CAN DO AN EARLIER DATE. REPAIRS WILL BE DONE. MOVED FROM 8/10/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

5/4/26- Owner called in stating tenants wife passed unexpectedly and requested an ext. Gave them a month and moved the inspection from 5/21 to 6/23 between 9am-12pm. O agreed. M.T

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Door leading downstairs not staying closed knob not latching - repair/replace

1.1 Living Room/Living Room Present
6/30/2026 tenant no show 2:00PM, PICTURE SUBMITTED.

7/29/2026 Tenant no show 2:00pm, picture submitted

1.1 Living Room/Living Room Present
CH-call 510-502-5646 30 min prior
CALL AT ARRIVAL 510-600-8464.
03/31/26- Spoke to tenant, she stated no one showed for insp on 03/27. Advised tenant i had proof of inspector attempting to knock. Let tenant know she will receive a notice in the mail with new date. M.T

3/27/2026 Tenant no show, no response from knocking on door or ring camera. Dogs barking inside of unit. Picture submitted.

6/18/2026 Tenant no show, dogs barking on side of unit. Picture submitted.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from living room and kitchen

8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/26- Spoke to O, who called in stating he would like a few months for the re-inp due to an accident he was involved in and needs time to recover. I advised since the first inspection was on for today the system still hasnt generated the new date. I advised to cb on Monday and we can let him know when it is scheduled again for. He is also going to send in an email with a doctors note and statement for the ext needed. M.T

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
JC-3-6-26 Spoke to the owner. He advised he has surgery scheduled and would like to postpone the inspection because all of the tenants work and cannot be there. Rescheduled from 3/30 to 4/30 with approval.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
-outlet right of window

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
5-4-26 no show tenant refused entry

2.12 Kitchen/Sink
garage unit faucet loose - repair/replace

4.10 Other Rooms/Smoke Detectors
missing in garage bedroom

4.4 Other Rooms/Security
remove key locks from 5x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke/Co detector miss/inop
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted
1.1 Living Room/Living Room Present
5/7/2026 Tenant no show 10:45am, picture submitted
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
6-15-26 no show owner stated it was rescheduled to the 27th
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Light inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Remove key lock from attic door

2. Replace smoke detector, exceeds 10 year life span (2012)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth & debris - cut/remove
1.1 Living Room/Living Room Present
6-18-26 no show no took picture sent email
7-29-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
stove burner knob missing - repair/repalce
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
send info to 6754 bernal ave suite 740-250 Pleasanton CA 94566
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
3-24-26 no show address is not same as on route unit has 4111 / 4113
5-7-26 no show address is not same as on route unit has 4111 /4113
6-18-26 no show address is not same as on route unit has 4111 /4113
7-29-26 no show address is not same as on route unit has 4111 /4115
1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.
1.4 Living Room/Security
Door frame damaged, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Replace missing light switch cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Faucet leaking black substance, repair
3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex
1.1 Living Room/Living Room Present
2/17/2026 OWNER WILL BE OUT OF THE COUNTRY. MOVED FROM 2/25/2026 TO 3/25/2026 1PM-4PM. CALL 30MIN PRIOR 415-481-7751 MOHAMMAD. ALISON
6-18-26 no show no took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
2.12 Kitchen/Sink
garbage disposal inop
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage
2.13 Kitchen/Space for Storage, Prep and Serving
Cabinet door missing right side of stove, replace/repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on ceiling
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.6 Other Rooms/Celing Condition
Treat discoloration on ceiling
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
4.8 Other Rooms/Floor Condition
Declutter room
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 missing, replace

2. Common area smoke detector level 2 inoperable, replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace
1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.10 Kitchen/Stove or Range with Oven
1. Front left burner inoperable, repair

2. Tenant to clean grease splatter on stove
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
-bathroom in bedroom
4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-19-26 no show house is empty & is for sale
6-30-26 No show took picture sent email
7-29-26 no show took picture sent email

1.1 Living Room/Living Room Present
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4/30/2026 Tenant no show 10:00am. Picture submitted. No access as gate leading to unit locked.

7/29/2026 Tenant no show 11:22am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.

1.3 Living Room/Electrical Hazards
Replace burnt receptacle, right side of living room heater

2.12 Kitchen/Sink
Install air gap for dishwasher

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

3.5 Bathroom/Window Condition
Repair damaged window screen

5.3 Secondary Rooms/Electrical Hazards
Outlet in laundry room missing cover plate, replace

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

2.12 Kitchen/Sink
Dishwasher leaking into cabinet, repair

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine

2. Outlet in garage by rear door missing cover plate, install

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

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1.1 Living Room/Living Room Present
JC-7-30-26 Owner requested the inspection be moved to the 25th instead.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Stove inoperable as tenant has it unplugged. Install missing burner knobs

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

1.6 Living Room/Ceiling Condition
Heavy yellow discoloration on ceilings throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

3.4 Bathroom/Security
Remove latch lock from exterior of door

3.12 Bathroom/Tub or Shower
Resurface tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.4 Bathroom/Security
Remove latch lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and Dining room

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heater in unit

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room and dining room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living room & Dining room

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Dining Room

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Living Room & Dining Room

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
8.1 General Health and Safety/Access to Unit
vacant unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
2.5 Kitchen/Window Condition
replace missing screens
3.6 Bathroom/Ceiling Condition
ceiling and wall have discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
1.1 Living Room/Living Room Present
remove clutter/personal items from windows and doors blocking egress.
4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.5 Living Room/Window Condition
replace screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
2.5 Kitchen/Window Condition
replace missing screens
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
2.6 Kitchen/Ceiling Condition
bubbling and peeling on ceiling evidence of water damage
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on window seals around the house.
7.2 Heating and Plumbing/Safety of Heating Equipment
non working thermostat repair or replace
8.1 General Health and Safety/Access to Unit
vacant unit
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace.

2.13 Kitchen/Space for Storage, Prep and Serving
missing cabinet door replace
1.5 Living Room/Window Condition
replace missing screens.
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.7 Living Room/Wall Condition
hole in wall left side of door
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
4.5 Other Rooms/Window Condition
replace screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors
4.7 Other Rooms/Wall Condition
remove black discoloration
3.7 Bathroom/Wall Condition
remove black discoloration
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.5 Bathroom/Window Condition
replace screens
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
2.5 Kitchen/Window Condition
replace screens
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
1.5 Living Room/Window Condition
replace missing screens
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
4.5 Other Rooms/Window Condition
replace missing screens
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.7 Other Rooms/Wall Condition
remove black discoloration
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

1.5 Living Room/Window Condition
Right window
- exterior of window frame dry rotted, repair

2.3 Kitchen/Electrical Hazards
GFCI inoperable, cuts power to refrigerator off and resets on its own. Repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

5.2 Secondary Rooms/Security
1. Laundry room window screen missing, replace

5.4 Secondary Rooms/Other Potential Hazardous Features
Replace laundry room smoke detector, exceeds 10 year life span

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear exterior of unit.

1.1 Living Room/Living Room Present
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.12 Bathroom/Tub or Shower
1. Shower head leaking, repair

2. Resurface tub

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door

4.4 Other Rooms/Security
remove deadbolt from bedroom door

3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace

2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing

1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
bedroom locked unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke /Co missing

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has overgrowth - cut/remove

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

5.2 Secondary Rooms/Security
door to garage not closing smoothly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR (510)499-3888
3/10/2026 SPOKE WITH VUTU OWNER ADVISED WE NEED TO MOVE THIS TO APRIL. MAY IS TOO FAR OUT. MOVED FROM 5/1/2026 TO 4/17/2026 9AM-12NOON. VUTU CONFIRMED. ALISON
3/9/2026 CALL 30MIN PRIOR (510)499-3888 SPOKE WITH OWNER REQUEST TO RESCHEDULE. HES AN ELEMENTARY SCHOOL TEACHER. CAN EASILY GET A SUBSTITUTE FOR A FRIDAY. RESCHEDULD FROM 3/25/2026 TO 5/1/2026 9AM-12NOON. WILL NOTIFY TENANT.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current range hood has peeling paint and rust

2.12 Kitchen/Sink
Repair damaged caulking around kitchen sink

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior side of home
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling being stored on side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install CO2 detector in unit, gas appliances present
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS- SCOTT DAVIS 510-282-8696 ALISON

7/31/26 pass via picture proof of repair
1.1 Living Room/Living Room Present
7/31/26- Per B.B unit moved to 8/3 to be inspected same day as 3916 Esmond. I made mistake and rescheduled wrong unit to 8/3. PM is posting notices for both units to be inspected on 8/3. M.T
1.1 Living Room/Living Room Present
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)
CALL T UPON ARRIVAL 510-829-5285

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/31/26- Spok to T who was upset about another no show. Advised we had proof inspector was there. Added note for a call to T for next inspection she also requested a re-schedule for an earlier date. Moved insp from 9/17 to 8/18 1-4pm. T agreed. M.T

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235

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1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 408-799-5672
1.4 Living Room/Security
door bell not working
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
6.3 Building Exterior/Condition of Roof and Gutters
disconnected gutters from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
6.3 Building Exterior/Condition of Roof and Gutters
gutters disconnected from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom wall in rear of property
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.
2.3 Kitchen/Electrical Hazards
non working lights repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
3.4 Bathroom/Security
remove keylock
1.3 Living Room/Electrical Hazards
replace missing cover plate on outlet.
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detector.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
5.4 Secondary Rooms/Other Potential Hazardous Features
basement- install smoke and CO detector

1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - front right burner not working

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair

3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace

3.5 Bathroom/Window Condition
discoloration in window frame - remove

4.4 Other Rooms/Security
remove key locks from 3x bedrooms

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clear items blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection, tenant to clear items to allow access

2.10 Kitchen/Stove or Range with Oven
Remove soil from stove, range hood and cabinetry surrounding stove

3.12 Bathroom/Tub or Shower
Recaulk inside of tub enclosure

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

2. Install GFCI protected receptacles by sink

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- non gfci outlets

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Non GFCI outlets

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI receptacle by sink

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of refrigerator

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, repair or replace

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCi receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI outlets

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window access

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing

2.10 Kitchen/Stove or Range with Oven
oven handle missing - repair/replace

3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition
hole in ceiling - repair/paint
4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
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7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace
2.5 Kitchen/Window Condition
frame has large amount of discoloration - remove/repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace
3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint
3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace
8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
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CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
CH-7-20-26 r/s from 8/12/26 to 8/18/26 tenant will be out of town
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
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1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Outlet underneath window has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
6-15-26 no show took picture sent email
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
tile flooring at front door damaged/broken - repair/replace

8.2 General Health and Safety/Exits
clear egress from blocking garage back door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- NON GFCI receptacles

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Replace cracked receptacle in bathroom with GFCI

1.4 Living Room/Security
Install deadbolt on front door

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-LIVING ROOM & DINING ROOM

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:30am, no response to knocking on door (lower left unit)

1.1 Living Room/Living Room Present
8/3/2026 Tenant no show 11:36am, no response to knocking on door. Picture submitted

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector to be replaced, exceeds 10 year life span (2010)

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit, gas appliances present

8.2 General Health and Safety/Exits
Tenant to clear items blocking access to rear door (fire exit)

8.1 General Health and Safety/Access to Unit
Clear items blocking access to rear door (vacant unit)

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on ceiling by rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

1.8 Living Room/Floor Condition
Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.

8.7 General Health and Safety/Other Interior Hazards
Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.

3.12 Bathroom/Tub or Shower
Resurface tub, rust present underneath drain

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.11 Kitchen/Refrigerator
1. Refrigerator making grinding noise while in use

2. Light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

2.12 Kitchen/Sink
not draining properly - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of sink not properly secured - repair/replace

1.6 Living Room/Ceiling Condition
ceiling damaged - repair/replace
8.1 General Health and Safety/Access to Unit
garaged door damaged - replace
8.7 General Health and Safety/Other Interior Hazards
ceiling in garage damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater thermostat missing - repair/replace
8.3 General Health and Safety/Evidence of Infestation
rodent infestation on property - treat /remove
2.6 Kitchen/Ceiling Condition
ceiling has discoloration as well as water damaged - repair/repaint
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing
6.3 Building Exterior/Condition of Roof and Gutters
roof covered with tarp due to roof damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.2 Bathroom/Electricty
light inop
3.12 Bathroom/Tub or Shower
tub not draining properly - repair
1.4 Living Room/Security
front door has large air gaps - repair/replace
8.1 General Health and Safety/Access to Unit
garage door damaged - repair/repalce
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
1.2 Living Room/Electricity
lights not working in unit
1.1 Living Room/Living Room Present
8/4/26 - per owner, tenant will move out by end of August and property will be sold
1.1 Living Room/Living Room Present
#0513 (GATE CODE) -JC 8/4
1.1 Living Room/Living Room Present
property has been sold
1.1 Living Room/Living Room Present
8/4/26 received proof of section 8
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON
1.1 Living Room/Living Room Present
JC-8-4-26 Tenant called in and requested to reschedule (he will be out of town and is helping the owner make repairs). Rescheduled from 8/11 to 9/2
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace

3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
Occupied by son of owner
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Occupied by owners daughter
1.1 Living Room/Living Room Present
JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
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JC-8-4-26 Spoke to the owner who requested to reschedule. Owner advised hey are currently painting the units and replacing smoke detectors. Rescheduled from 8/5 to 9/2 and advised him to alert the tenants.
1.1 Living Room/Living Room Present
30 min pre-call 510-260-4373
JC-8-4-26 Spoke to the owner and rescheduled to 10/2 (she will be out of town and the tenant has to work)
1.5 Living Room/Window Condition
windows not staying open as designed - repair/replace
1.7 Living Room/Wall Condition
bottom of wall underneath window has discoloration - remove/repair
8.7 General Health and Safety/Other Interior Hazards
closet flooring has organic growth - remove/repair
3.12 Bathroom/Tub or Shower
shower flooring damaged/cracked - repair/repalce
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
3.13 Bathroom/Ventilation
fan not working as designed - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
hole underneath sink - repair
8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove
8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
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4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-3-26 no show took picture sent email
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.1 Living Room/Living Room Present
7-1-26 No show took picture sent email

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace

2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 9:30am, no response to knocking on security gate. Ring cam inoperable. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry as she stated she was not notified. Number listed is for someone who doesnt own property. Picture submitted 9:45am.

1.1 Living Room/Living Room Present
8/4/2026 Tenant refused entry 9:35am, stated she was not notified of inspection. Picture submitted.

1.1 Living Room/Living Room Present
8/4/2026 No entry, vacant unit. Picture submitted.

3.5 Bathroom/Window Condition
Repair damaged window screen.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Secure faucet to sink base

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter/ build up on range hood vent screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.

4.5 Other Rooms/Window Condition
Move headboard blocking access to window (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5525 Bayview Ave

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Replace with GFCI

4.3 Other Rooms/Elecrtical Hazards
No access to outlets for inspection

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls and ceiling

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- GFCI outlet has hot/neutral reverse, repair

3.7 Bathroom/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.7 General Health and Safety/Other Interior Hazards
Carpet heavily worn out in unit, replace

2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair

2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls and ceiling

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Address damaged flooring in kitchen as vinyl is lifting in multiple places

1.8 Living Room/Floor Condition
Carpet torn at entry and heavily worn out, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle and cover plate underneath window
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair leaning fence right side of unit
8.4 General Health and Safety/Garbage and Debris
Declutter unit, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to heater for inspection due to clutter in living room
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
8/4/2026 Tenant no show 1:45pm, no access with owner as tenant has changed locks on door. Picture submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/carbon monoxide detector inoperable, replace
4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal
2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3 Kitchen/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-18-25 no show under renovation
1-8-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
8-5-26 Granted another 6 month extension with approval (unit is still vacant and under reno)
11-17-25 no show unit under renovation
1-7-26 no show under renovation
1.1 Living Room/Living Room Present
30 min pre-call 510-406-0717 or 925/488-3502 (LEAVE A VOICEMAIL WITH THE ETA) -JC 11/17 (updated 8/5)
11-17-25 no show under renovation
1-7-26 no show under renovation

1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who advised the property is currently vacant, and it may be sold. Rescheduled the 8/7 inspection to 9/16 but advised that will be the last reschedule as the ordinance states the unit must pass within four months of the fail. She is aware.

3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan

4.7 Other Rooms/Wall Condition
Repair hole on wall behind door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2

1.1 Living Room/Living Room Present
8/5/2026 OWNER CALLED STATED SHE NEEDS TO RESCHEDULE. WILL BE OUT OF COUNTRY FROM 9/10/2026 TO 11/12/2026. REQUEST FOR EARLIER OR LATER DATE. ADVISED I CAN MOVE EARLIER TO 8/26/2026 1PM-4PM. STATED HAS TO CHECK WITH TENANT FIRST AND THEN WILL CALL BACK BUT IT SHOULD BE FINE. I ADVISED HER I WILL WAIT FOR HER TO CALL BACK AND THEN RESCHEDULE. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
30 min pre-call 510-375-4530 -JC 7/22

1.1 Living Room/Living Room Present
JC-8-5-26 mgr called in and advised they were waiting for the tenant to move out to complete all fails but that did not happen. Rescheduled the 8/7 inspection to 9/3 but explained this is the final reschedule.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink

3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls

4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.

4.7 Other Rooms/Wall Condition
Repair damaged wall above window

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.

1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.10 Kitchen/Stove or Range with Oven
all burners must selgf ignite
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
1.4 Living Room/Security
patio door not locking properly - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
cold shower handle not stopping as designed - repair/replace
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 209-337-5605 (go as late as possible on 8/7)-JC 8/5
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
NOTE ON ROUTE ----- Tenant concerns: loose locks, fan coming on (maybe a sensor but tenant is unsure), bathroom in bedroom toilet running nonstop. Please pay close attention to these items during the inspection.
1.1 Living Room/Living Room Present
Commercial property
30 min pre-call 510-375-4530
1.1 Living Room/Living Room Present
8/5/26- Spoke to owner, he requested to re-schedule the inspection from 9/3 to 9/18 PM between 1-4pm. O agreed. M.T
1.1 Living Room/Living Room Present
8-5-26 Rcvd proof unit is owner occupied - JC
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
1.1 Living Room/Living Room Present
JC-8-5-26 Spoke to the owner who requested to reschedule due to work and a religious holiday. Rescheduled from 9/11 to 9/28
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6

8.1 General Health and Safety/Access to Unit
remove double dead bolt front exterior gate.

add address numbers on exterior

1.1 Living Room/Living Room Present
8/5/26- Spoke to O who requested an ext due to repair man canceling last minute. Moved insp from 8/7 to 8/24 between 11am-2pm. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior gate.

add address numbers to exterior wall

6.4 Building Exterior/Condition of Exterior Surfaces
repair hole in wall to apt. 6

3.6 Bathroom/Ceiling Condition
bubbling on ceiling evidence of water damage. repair

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint. repair or relace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
soft floor around toilet. repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door. repair or replace

4.5 Other Rooms/Window Condition
damage screen . repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6

8.1 General Health and Safety/Access to Unit
remove double deadbolt from exterior gate

add address numbers to exterior wall.

1.4 Living Room/Security
replace missing striker plates
replace deteriorated weather strip
bottom door frame is loose repair or replace.

1.1 Living Room/Living Room Present
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON

1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap
1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.
2.12 Kitchen/Sink
non working smoke detector repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-684-3192 -JC 8/5
8/5/26 Spoke to the owner who requested an earlier date (she has tenants moving in on the first and would like the inspection completed prior if possible) rescheduled from 9/24 to 8/11
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
received proof of sale
1.1 Living Room/Living Room Present
proof of Section 8
1.1 Living Room/Living Room Present
JC-8-5-26 Owner emailed asking for an extension (tenant to move out 9/21). He cannot make repairs prior due to eviction litigation. Rescheduled to 10/1
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Secure patio door screen

2.4 Kitchen/Security
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

1.6 Living Room/Ceiling Condition
ceiling has very large crack - repair

4.4 Other Rooms/Security
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk
tub has a drip - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
under renovation

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke / Co detector missing

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl handrail loose - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

1.1 Living Room/Living Room Present
4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.2 Bathroom/Electricty
light fixture cover missing - replace

2.3 Kitchen/Electrical Hazards
light fixture cover missing - repair

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3/4/2026 Tenant no show 11:42am, no access as PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for unit 11:15am. Picture submitted.

2/19/2026 Tenant no show, unable to enter unit with PM as there is no key for unit. Picture submitted
4.5 Other Rooms/Window Condition
Window lock missing, install
2.10 Kitchen/Stove or Range with Oven
Unplugged due to renovation in unit, not inspected
2.11 Kitchen/Refrigerator
Unplugged due to renovation in unit, not inspected
3.12 Bathroom/Tub or Shower
Clean heavy discoloration in tub, knobs missing.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Excessive clutter in unit, tenant recently vacated unit and left trash throughout
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry as PM doesnt have key for renovated unit. Picture submitted 10:55am
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/2/2025 No entry. PM doesnt have key for unit 10:58am. Picture submitted.

1/13/2026 Tenant no show, no entry with PM as key not available. Picture submitted

2/19/2026 Tenant refused entry at door. property management present. Picture submitted
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support beams dry rotted, complete repairs
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit very badly worn - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
patio railing not properly secured to building - repair
1.1 Living Room/Living Room Present

9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater not working properly - repair/replace
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-1-25 no show property management no access to unit
2/23/2026 Tenant refused entry for inspection, picture submitted
5-15-26 no show management no access to unit /lock changed
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
4.7 Other Rooms/Wall Condition
hole in wall next door - repair/replace
1.1 Living Room/Living Room Present
6/9/2026 Tenant no show/PM doesnt have key for unit. Picture submitted
1.1 Living Room/Living Room Present
JC-7-13-26 Scheduled re-inspection for 8/5 with pm via email.
12-4-25 no show property management no access to unit

1/28/2026 Tenant no show, unable to enter unit with PM as they dont have a key for unit

3/6/2026 Tennt no show 11:47am, no access with Pm as they have no key for unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood has peeling paint/rust. Repair or replace

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.
6/23/2026 Vacant unit, no access, picture submitted.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace

3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display

1.1 Living Room/Living Room Present
JC-8-6-26 Property manager emailed and requested an extension. Rescheduled from 8/10 to 10/2.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who requested to reschedule (he will be out of town) rescheduled from 9/25 to 10/1 and advised him to alert the residents.

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
Owner called back and requested the 8/18 instead

1.1 Living Room/Living Room Present
JC-8-6-26 Rcvd proof property was sold. Cancelled.
6/29/2026 No access to gated community as unit number is not on call box, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-417-1889 (tenant will want to confirm inspectors name prior to entry) -JC 7/22 (continued note on 8/6/26 after no entry result) -- tenant expressed concern during our call on 7/22 regarding allowing anyone into the unit due to his immigration status and explained his lawyer advised against it. Tenant advised he may have a 3rd party in his place. I offered him a tenant refusal form due to his extreme concern and other information he shared. Tenant declined the refusal form. Inspector went today and the tenant did have a 3rd party present but also left a letter with strong wording (see email from inspector) and the inspector did not conduct the inspection as a result.

1.1 Living Room/Living Room Present
Unit is a office for owner and not a actual unit being used for living. Owner will submit paperwork to City of Richmond to remove this unit.

1.5 Living Room/Window Condition
Unit is a office and doesnt have a window in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front entrance door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.1 General Health and Safety/Access to Unit
Install unit number "4" on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, owner doesnt have key for unit. Picture submitted

1.4 Living Room/Security
Install turn style door knob on front door

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on door frame

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for size of room.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
Install striker plate on front door frame

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

1.4 Living Room/Security
1. Install turn style door knob on front door

2. Install striker plate on door frame

1.1 Living Room/Living Room Present
JC-6-25-26 Owner called in and requested an extension (work being done at the site) rescheduled to 8/6 and advised him to alert his tenants. Nothing available sooner for 13 units total.

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Install smoke detector in shared kitchen/laundry room

2. install carbon monoxide detector in shared kitchen laundry room area

3. Replace missing cabinet drawer front left of sink in shared kitchen

4. Install key blanks in fuse panel located by unit #5

5. Install range hood filter screen in shared kitchen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mount heat source in unit

1.8 Living Room/Floor Condition
Carpet loose, repair.

1.4 Living Room/Security
Install turn style lock on front door

3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Repair damaged tile on wall where soap holder is

4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or install transition strip over damaged carpet

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet behind bed

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (1999)

1.1 Living Room/Living Room Present
no key to enter unit.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Install window lock

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burner knob missing, replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.

1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace

2.3 Kitchen/Electrical Hazards
outlet cover missing - repair/replace

3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms

3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.

1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Link at kitchen sink, repair.

7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.

1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as it was cut off, repair for inspection

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
JC-8-6-26 Tenant called in and advised she had to leave town due to a family emergency. Rescheduled from 8/11 to 9/2
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.

2.1 Kitchen/Kitchen Area Present
Burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Repair damaged window screen

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.

3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.

2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.

2.10 Kitchen/Stove or Range with Oven
Microwave light out

1.8 Living Room/Floor Condition
Living room floor carpet loose, repair.

2.12 Kitchen/Sink
Low water pressures in sink faucet.

2.10 Kitchen/Stove or Range with Oven
Microwave light not working.

2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.

1.1 Living Room/Living Room Present
No show, unable to access property.

1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.

4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr / inop 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room / hall smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.13 Bathroom/Ventilation
vent not working properly - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrooms exceed 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
JC-8-6-26 Spoke to the owner who called and requested a sooner date. Rescheduled the 9/17 inspection to 8/18 and advised her to alert the tenants.
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop
1.1 Living Room/Living Room Present
unit is vacant with no intention of renting it.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.4 Other Rooms/Security
remove hey latch from bedroom
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub faucet water constantly runs -repair/replace
tub handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
front left burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.8 Other Rooms/Floor Condition
bedroom floor at entry - damaged/worn/torn - repair/replace
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email

1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
1.1	Living Room/Living Room Present 8-5-26 no show took picture sent email
8.6	General Health and Safety/Interior Stairs and Common Halls building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

2.12 Kitchen/Sink
kitchen sink chipping/worn - resurface/repair/replace
2.8 Kitchen/Floor Condition
floorboard next to back door damaged - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell not secure exposed wiring - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
3.12 Bathroom/Tub or Shower
tub overflow plate missing
3.8 Bathroom/Floor Condition
tiles next to toilet base broken/damaged - repair/replace
1.1 Living Room/Living Room Present
8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace
3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-734-2962

6/29/26- Spoke to O, requested a 30 min pc for 7/7 insp. M.T
3.12 Bathroom/Tub or Shower
shower handle damaged/broken in 2x bathrooms
4.4 Other Rooms/Security
remove keylocks
7.4 Heating and Plumbing/Water Heater
closet door to water heater is blocked could not gain access to inspect.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
large crack in backyard patio porch.
4.8 Other Rooms/Floor Condition
torn/hole in carpet . repair or replace.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.1 General Health and Safety/Access to Unit
property is being remodeled/under construction. could not inspect units.
8.3 General Health and Safety/Evidence of Infestation
evidence of rat/mice infestation professional extermination is required
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
8.1 General Health and Safety/Access to Unit
vacant unit being remodeled/under construction
8.1 General Health and Safety/Access to Unit
gate locked could not enter property.
8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:50am, downstairs unit. Picture submitted.
7/17/2026 Tenant states he was not aware of inspection, no entry 9:30am. Picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:54am, picture submitted.
7/17/2026 Tenant no show 9:35am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
5/21/2026 Tenant no show 11:58am, picture submitted
7/17/2026 Tenant no show 9:38am, picture submitted.

8.1 General Health and Safety/Access to Unit
no show- 08/07/2026

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
CH-7-20-26 r/s from 7/24/26 to 8/7/26 owner states tenant will not be there

3.3 Bathroom/Electrical Hazards
non tripping gfci and open ground out. repair or replace

1.1 Living Room/Living Room Present
CH-pre call 30 min prior 925-788-5551
6/5/2026 tenant no show 12:30PM, picture submitted

7/21/2026 Tenant no show 1:45pm, picture submitted

2.12 Kitchen/Sink
garbage disposal inop - repair/replace

3.7 Bathroom/Wall Condition
wall has large amount of discoloration/ paint peeling - remove/repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in both 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
COMPLAINT: electric stove began producing a smoky odor during use (engulfed in small fire). Wash machine inoperable/malfunctioning
JC-6-22-26 Scheduled with tenant via email

2.10 Kitchen/Stove or Range with Oven
Oven produces spark and excessive smoke while in use, repair or replace.

1.1 Living Room/Living Room Present
30 min pre-call 510-338-6708
5/20/2026 Tenant no show 1:20pm, picture submitted

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.
6/25/2026 Previous no entry into room

3.12 Bathroom/Tub or Shower
2nd floor hallway shower handle damaged - repair/replace

1.1 Living Room/Living Room Present
8/7/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:03pm

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior vent coverings missing on right side of unit, replace 5/6/2026

7.4 Heating and Plumbing/Water Heater
No access 5/6/2026 as door is bolted shut, remove for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
6/22/2026 Previous no entry to room

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
6/22/2026 Previous no entry into room

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Clean/remove discoloration on bathroom wall in garage
2. Resurface tub in garage, rust present
3. Install GFCI in bathroom in garage
4. Clean/remove discoloration on wall underneath garage window

8.4 General Health and Safety/Garbage and Debris
Remove refrigerator and excessive clutter in yard

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
Move items blocking garage door (fire exit)

1.1 Living Room/Living Room Present
5/14/2026 Unit has caught on fire and is currently boarded up. Picture submitted.
6/26/2026 Per previous note above home is uninhabited as it caught on fire and is sealed off. Picture submitted.
8/7/2026 UNINHABITABLE unit, caught on fire. Picture submitted.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

1.1 Living Room/Living Room Present
8/7/2026 Tenant no show 1:35pm, no response from ring cam or knocking on door. Picture submitted.

1.5 Living Room/Window Condition
1. Window at entry of unit will not close properly, repair

2. Install window screens on dining room windows

3. Left living room window will not stay open without prop, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.7 Bathroom/Wall Condition
Repair damaged tile behind sink

4.4 Other Rooms/Security
NO access, tenant to provide access for inspection

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter on rear deck

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, batteries removed. Repair
1.1 Living Room/Living Room Present
JC-6-24-26 Pm called in and advised her assistant called in and rescheduled the wrong units. They want this unit to stay scheduled on 6/26.
6/24/26- Spoke to PM, requested an ext due to needing more time for fails. Re-scheduled from 6/26 to 7/29. PM agreed. M.T

5/14/2026 Tenant no show 11:52am, picture submitted. Lower unit at complex
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.7 Other Rooms/Wall Condition
Address/remove discoloration from walls
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 9:10am. Picture submitted.

5/8/2026 Tenant no show 1:50pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Address/remove discoloration on window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:04am, picture submitted.
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
8/7/2026 Unit has ben deactivated and will need to be replaced.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop
1.1 Living Room/Living Room Present
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing

3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace

3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink damaged/worn - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.4 Bathroom/Security
remove key lock from bathroom door

4.4 Other Rooms/Security
remove key lock from bedroom door

6.3 Building Exterior/Condition of Roof and Gutters
paint peeling badly underneath roof lip - repair/repaint

6.4 Building Exterior/Condition of Exterior Surfaces
window & door frames paint peeling/damaged badly - repair/repiant

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged - repiar/replace
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration on ceiling - remove/repaint
hole in ceiling - repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
4-30-26 no show no access to property took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email no access to property
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show took picture sent email
6-23-26 no show took picture sent email
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch railing damaged - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
unable to access water heater door locked
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4-30-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
hood range fan/light inop - repair/replace
3.12 Bathroom/Tub or Shower
tub handle not stopping as designed to - repair/replace
tub constantly drips - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch covering very badly worn/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
no access to water heater
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has hazardous exposed building materials - remove/clear
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
8-6-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key door lock from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop/missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
1.6 Living Room/Ceiling Condition
ceiling has discoloration - remove/repaint
3.6 Bathroom/Ceiling Condition
master bath ceiling discoloration - remove/repaint
4.6 Other Rooms/Celing Condition
bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4 Secondary Rooms/Other Potential Hazardous Features
laundry room ceiling has discoloration - remove-repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop
1.1 Living Room/Living Room Present
5-14-26 No show took picture sent email
6-24-26 no show took picture sent email
8-6-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
Co detector missing
1.1 Living Room/Living Room Present
4-1-26 no show took picture sent email
6-24-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from all 3x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
1.1 Living Room/Living Room Present
4-6-26 no show took picture sent email
2.5 Kitchen/Window Condition
bottom of window frame worn - repair/repaint
8.1 General Health and Safety/Access to Unit
clear egress from behind front door preventing door from opening fully

1.1 Living Room/Living Room Present
5/14/2026 Tenant no show 11:00am. No response to knocking on security gate 11:00am

6/26/2026 Tenant no show 11:11am, picture submitted.

8.1 General Health and Safety/Access to Unit
Remove excessive amounts of plants on front porch causing hazard leading to unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit

2.4 Kitchen/Security
Remove keyed entry lock on door leading to kitchen

4.4 Other Rooms/Security
1. Declutter room, no access to window or outlets for inspection

2. Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
1. Secure door knobs on door

2. Remove latch lock from door

3.12 Bathroom/Tub or Shower
Caulk interior of tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detectors (x2)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Repair cracks on ceiling

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

3.12 Bathroom/Tub or Shower
hot water handle broken & cold water not working - repair/replace
tiles missing behind handle - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway smoke/Co detector - inop/missing
living room smoke detector inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle broken - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
left front burner inop in garage

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source.

1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email

1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email

1.1	Living Room/Living Room Present 6-26-26 no show took picture sent email 8-10-26 no show took picture sent email
6.4	Building Exterior/Condition of Exterior Surfaces windows in rear of unit badly worn - repair/repaint
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email no access to property
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
1.1	Living Room/Living Room Present 8-10-26 no show took picture sent email
4.4	Other Rooms/Security remove key lock from bedroom door
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
1.1	Living Room/Living Room Present CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
1.1	Living Room/Living Room Present CH-8-10-26 Pre call 30 min prior 510-715-4804
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1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
1.4	Living Room/Security patio security deadbolt not locking properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.1	Living Room/Living Room Present CH-8-10-26 pre call 30 min prior 510-213-2687
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway faucet water pressure very low
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co missing

1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

remove clutter/personal items from windows and doors blocking egress.

2.5 Kitchen/Window Condition
replace missing screens

4.8 Other Rooms/Floor Condition
remove clutter/ personal items from window and doors blocking egress.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property

1.1 Living Room/Living Room Present
CH-8-10-26 pre call 30 min prior 510-847-7597

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
JC-8-10-26 OWNER CALLED AND REQUESTED THE 9/25 INSPECTIONS BE MOVED TO 8/25 (ANOTHER CITY DEPT IS GOING TO INSPECT THE WINDOWS SO THAT DATE IS BETTER FOR HER AND THE TENANTS). R/S

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

1.1 Living Room/Living Room Present
OWNER SUBMITTED STATEMENT PROPERTY IS VACANT

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.1 Living Room/Living Room Present
Family occupied
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:30pm, no response to knocking on front door. Lower right unit. Picture submitted
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall closet door
1.1 Living Room/Living Room Present
3/31/2026 Tenant no show 1:35pm, no response to knocking on front door. Upper right unit. Picture submitted.
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
1.1 Living Room/Living Room Present
5/19/2026 Owner states tenant recently passed away and he has not been into unit as a result. He will submit information to City.
6/24/2026 Owner no show 12:40pm, previous tenant passed away after original inspection per owner 5/19/2026. Picture submitted

8/10/2026 Owner no show. Unable to enter building as front security gate locked. Number listed is for someone who doesnt own property. Picture submitted 1:28pm

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7 General Health and Safety/Other Interior Hazards
Carpet worn out throughout unit, repair/replace
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show 12:09pm, picture submitted. No response from doorbell or knocking on security gate.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.
1.1 Living Room/Living Room Present
4/20/26 RECEIVED PROOF OF OWNER OCCUPANCY, 6/5/26 Trustee states 6105 is owner occupied and not 6109
6-24-26 no show took picture sent email
1.1 Living Room/Living Room Present
6/15/2026 TENANT JADA CALLED IN NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 7/7/2026 TO 6/25/2026 11AM-2PM. TENANT CONFIRMED. ALISON 510-458-1608
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle on center wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace common area smoke detector, exceeds 10 year life span (2001)

2. Replace carbon monoxide detector, exceeds 10 year life span
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of bed
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Install door sweep on garage door that leads to exterior

2. Front security gate damaged, cutting hazard, repair or replace
1.1 Living Room/Living Room Present
JC-8-10-26 Spoke to the owner who called and advised a part they need will come in after the 17th and then he is going out of town. Rescheduled the 8/17 inspection to 10/2
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
front right burner not fully working properly
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 9:36am, picture submitted.

5/21/2026 Tenant no show 3:04pm, no response to knocking on door or ring camera. Dog barking in unit, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
1st floor common area smoke detector missing, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
Resurface kitchen sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
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CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
1.1 Living Room/Living Room Present
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- living room and dining room
3.12 Bathroom/Tub or Shower
1. Install safety guides for glass shower doors

2. Shower control knob damaged, repair or replace
3.3 Bathroom/Electrical Hazards
Bathroom light fixture rusted, replace
4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2. Replace burnt receptacle underneath window
5.3 Secondary Rooms/Electrical Hazards
Garage outlet at garage entry has open grounds, repair
8.2 General Health and Safety/Exits
Patio door screen damaged, repair
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop
1.1 Living Room/Living Room Present
5-21-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
7x smoke detectors past 10 year threshold -replace
2.10 Kitchen/Stove or Range with Oven
burner knobs missing

4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
4.4 Other Rooms/Security
remove 2x key locks from 3rd fl bedroom doors
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector/Co inop - repair/replace
3.12 Bathroom/Tub or Shower
hallway tub diverter inop - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
1.1 Living Room/Living Room Present
CALL OWNER JOHN 30MIN PRIOR AND ADVISE WHICH UNIT TO GO TO FIRST 510-367-0106 HAS 4 UNITS ALISON
1.1 Living Room/Living Room Present
GATE CODE: #3590 -JC 8/11
1.1 Living Room/Living Room Present
Note: OWNER ALSO OWNS 290 BROADWAY
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-786230 PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST S 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
JC-9-15-26 Rescheduled this unit from 9/16 to 9/30. Owner will send proof of family occupancy for exemption tomorrow. She sent a bill, but it did not list this specific address. I confirmed the bill was received last month but did not realize it did not list this address.
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Tenant called and reported a number of issues in the unit that he does not feel comfortable mentioning in front of the owner. Inspector, please check the listed items closely. Tenant reports chipped and peeling paint. Cracks and wood rot on all windows. Broken windows. Toilet loose at base. Some windows dont open. Molding at the bottom of the walls have lifted.
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
clear egress blocking water heater access
2.12 Kitchen/Sink
handle broken - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
OUTLET cover plate missing
4.4 Other Rooms/Security
remove key locks from 3x bedroom doors
7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater
3.12 Bathroom/Tub or Shower
hallway bathroom paint peeling above/around shower - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
5.4 Secondary Rooms/Other Potential Hazardous Features
large air gap underneath garage back door - repair/replace
3.12 Bathroom/Tub or Shower
2x tubs caulking worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
7/1/26- Spoke to tenant who stated she had re-scheduled insp for 7/1 to 7/22 by using the A.I system. Spoke to Jeff, we went over transcript and this was before he made updates to the system to stop it from confirming re-schedules. Spoke to Jen, advised T she will receive notice in the mail with new date. 07/22 is not available anymore. M.T
8.1 General Health and Safety/Access to Unit
living room smoke inop
hallway smoke/Co detector missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
tub diverter inop
4.10 Other Rooms/Smoke Detectors
remove key lock from bedroom door
8.2 General Health and Safety/Exits
backdoor top lip loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co missing
1.1 Living Room/Living Room Present
7-1-26 No show tenant refused entry
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
1.1 Living Room/Living Room Present
CH-6-29-26 pre call 30 min prior 510-236-7018
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
basement toilet base loose
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub handle leaking - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
4.10 Other Rooms/Smoke Detectors
front bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose
4.4 Other Rooms/Security
unable to inspect 3x bedroom due to door locks

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.7 Living Room/Wall Condition
large cracks and hole in wall - repair/repaint

7.2 Heating and Plumbing/Safety of Heating Equipment
large gaps in wall around heater as well as heater not being secured as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heaters in unit inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace

8.1 General Health and Safety/Access to Unit
side gate entry door not properly secure - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house leaning/damaged- repair/replace

1.1 Living Room/Living Room Present
7/1/2026 OWNER CALLED TO CONFIRM HE WAS MOVED FROM 7/6/2026 TO 7/7/2026. I ADVISED NO BUT I CAN HELP HIM. CHECKED 7/7/2026 IF WE HAVE OPENINGS AND WE DO. ADVISED OWNER I CAN RESCHEDULE TO 7/7/2026 9AM-12NOON. HE WAS GLAD HE CALLED IN AND THANK YOU. CONFIRMED 7/7/2026 9AM-12NOON. ALISON

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.

8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.

3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

4.10 Other Rooms/Smoke Detectors
Replace, low audible alert

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)

3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit

8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace

3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)

3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)

4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair, sink has large crack inside of it (right bedroom level 3)

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
3.13 Bathroom/Ventilation
Clean vent fan (right bedroom level 3)
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show took picture sent email
5-5-26 no show took picture sent email
7/17/2026 Tenant no show 1:00pm, pre called owner as requested in notes. Person who answered stated they do not own this property. Picture submitted.
8/11/2026 Pre called number listed as requested, no answer. Tenant no show 1:39pm, picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:32pm, upstairs unit on left . No response to knocking on door, dog barking inside. Picture submitted.
1.1 Living Room/Living Room Present
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 415-720-8094 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM.
1.1 Living Room/Living Room Present
8/12/2026 GATE CODE #6853 CALL IF ANY ISSUES 646-625-8880 PM CALLED TO RESCHEDULE, PM AND TENANT NA. MOVED FROM 9/23/2026 TO 10/6/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
1 HR PC 510-967-9817

8/12/26- Received a VM from O requesting a 1 Hr PC. M.T
4.10 Other Rooms/Smoke Detectors
remove keylock
4.4 Other Rooms/Security
remove keylock
4.5 Other Rooms/Window Condition
remove black discoloration
chipping and peeling around windows. remove or repaint.
4.4 Other Rooms/Security
remove keylock

8.6 General Health and Safety/Interior Stairs and Common Halls
chipping and peeling paint on ceiling remove or repaint.
4.5 Other Rooms/Window Condition
replace missing screen.
1.4 Living Room/Security
hole in screen . repair or replace
2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.
1.7 Living Room/Wall Condition
remove excessive grease from walls.
2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.
2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.
2.12 Kitchen/Sink
leaking faucet. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
3.4 Bathroom/Security
hole in door. repair or replace.
1.1 Living Room/Living Room Present
8/12/2026 Owner occupied unit, owner has multiple other sites scheduled for today. Paperwork submitted and not processed yet per OutSource It.
3.12 Bathroom/Tub or Shower
1. Resurface tub, rist present

2. Caulk inside of tub
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
2.11 Kitchen/Refrigerator
Light inoperable repair
8.7 General Health and Safety/Other Interior Hazards
Clean carpet, heavily soiled throughout unit
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall has hot/neutral reverse
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner not self lighting, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by kitchen sink
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, repair as tub runs at same time as shower.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on center wall has hot/neutral reverse, repair
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

3.12 Bathroom/Tub or Shower
Resurface tub
2.3 Kitchen/Electrical Hazards
GFCI has hot/neutral reverse, repair
4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet on left wall
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub diverter inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Secure kitchen faucet to base
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent cover on back deck
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4 Heating and Plumbing/Water Heater
Repair door to water heater closet, severe water damage
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
8/13/2026 TENANT PERRY LEWIS CALLED TO RESCHEDULE. WILL BE OUT OF TOWN. SAID HE CAN DO AN EARLIER DATE. HE LEAVES ON 9/21/2026. ADVISED YES, I CAN MOVE UP TO 9/16/2026 11AM-2PM. MOVED FROM 9/23/2026 PERRY CONFIRMED AND WILL BE THERE. ALISON
1.1 Living Room/Living Room Present
JC-8-13-26 Spoke to the tenant who called and advised she will be out of town on 9/21. Rescheduled to 10/7
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner would like to complete the inspection while the unit is vacant and needs a pre-call). Please note the pre-call she requested was not on the first route so I advised (1) R/I fee would be waived if we have to go out for a third time.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
6/18/2026 Dishwasher drains through air gap, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-685-5099

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
-30 MIN PRE-CALL 510-508-033-3
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333
8-14-26 no show took picture sent email

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-508-0333

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.5 Living Room/Window Condition
broken lock and handle on sliding glass door. repair or replace

3.8 Bathroom/Floor Condition
window will not stand up without prop.

1.1 Living Room/Living Room Present
1 HR PC 520-236-9625 OR 510-210-4592 7/29/26- Spoke to O, he requested a 1 hr pre-call for inspection on 8/14. M.T

4.5 Other Rooms/Window Condition
replace missing screens

1.8 Living Room/Floor Condition
torn flooring at front door. repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap. repair or replace.
cover expose wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

cover exposed wires connected to water heater.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

exposed wires connected to heater.

2.3 Kitchen/Electrical Hazards
loose socket at wall repair or replace

1.5 Living Room/Window Condition
sliding glass hard to open and close. repiar or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
replace missing thermostat.

8.7 General Health and Safety/Other Interior Hazards
exposed cable/phone wires next to pg&e meter.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment; stair loading to backyard loose and unstable.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown bushes grass and weed.

exposed cable next to pg&e meters

1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment: stairs leading to backyard loose and unstable

4.4 Other Rooms/Security
Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.

4.5 Other Rooms/Window Condition
Move desk blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on bathroom ceiling

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Laundry room

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet by rear door

3.12 Bathroom/Tub or Shower
Resurface tub

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes grass and trees

exposed wires cable wires next to pg&e meters

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
pass with comment : stair leading to back yard is loose unstable

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.7 Living Room/Wall Condition
Complete repairs around door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace both common area smoke detectors as they have been removed, bases present

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
torn carpet exposed nails repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

8.4 General Health and Safety/Garbage and Debris
1. Remove old appliances stored in rear yard

2. Remove excessive trash and cut down brush on side of house

5.4 Secondary Rooms/Other Potential Hazardous Features
Repair ceiling in lower level of house above washing machine

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover missing

3.7 Bathroom/Wall Condition
Repair wall above shower enclosure

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

7.4 Heating and Plumbing/Water Heater
Remove keyed entry lock from closet for inspection

7.4 Heating and Plumbing/Water Heater
install earthquake straps

3.12 Bathroom/Tub or Shower
remove black discoloration

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
clear clutter from blocking egress

4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 1o year life span (2010)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Replace missing light switch cover in laundry room

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and bushes

leaning fences repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

1.3 Living Room/Electrical Hazards
1. Replace cracked outlets in living room

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.5 Kitchen/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Dining room

4.3 Other Rooms/Elecrtical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.

2.Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.7 Other Rooms/Wall Condition
broken closet clothes hanging rod.

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
door frame damage repair or replace

3.4 Bathroom/Security
Remove keyed entry lock from door

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass

leaning fence in back yard. repair or replace

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

1.3 Living Room/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
- Right of dishwasher

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

1.4 Living Room/Security
Install striker plate on front door frame

1.1 Living Room/Living Room Present
8/13/2026 Tenant no show, unable to enter unit with owner due to loose dog in unit. Picture submitted.

1.1 Living Room/Living Room Present
8/13/2026 Unable to enter unit with owner, reschedule for entry per owner request. Picture submitted.

1.1 Living Room/Living Room Present
2-20-26 no show took picture sent email
5-8-26 No show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

2.12 Kitchen/Sink
Replace damaged subflooring

3.12 Bathroom/Tub or Shower
Tub Drain Clogged/Slow.

4.5 Other Rooms/Window Condition
Install quick release for safety bars or remove bars

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4 Living Room/Security
Front door lock inoperable, replace damaged door knob
1.1 Living Room/Living Room Present
Unit is "A" in front of complex
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room wall heater inoperable, repair or replace
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit
2.3 Kitchen/Electrical Hazards
Install GFCI above sink
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress grass and bushes

leaning fence in back yard
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.5 Living Room/Window Condition
replace screens
3.3 Bathroom/Electrical Hazards
non working gfci outlet
2.3 Kitchen/Electrical Hazards
non working gfci outlet will not trip or reset
2.1 Kitchen/Kitchen Area Present
broken pipe under sink repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
1.3 Living Room/Electrical Hazards
no electricity in living room or patio

3.3 Bathroom/Electrical Hazards
non working gfci will mot trip or reset
2.12 Kitchen/Sink
broken pipe underneath sink repair or replace
8.1 General Health and Safety/Access to Unit
vacant underconstruction
2.13 Kitchen/Space for Storage, Prep and Serving
broken cabinet door repair or replace
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.

leaning fence repair or replace
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.1 General Health and Safety/Access to Unit
refused at door
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weed
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut Overgrown Grass/Weeds.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Outlet right of sink has hot/neutral reverse, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
1. Install GFCI above kitchen sink

2. Replace damaged receptacle by refrigerator
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door serves as window in bedroom
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Recaulk rear of bathroom sink
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.5 Living Room/Window Condition
Right window missing lock and window screen, install.
3.6 Bathroom/Ceiling Condition
Repair ceiling as it has evidence of water damage

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
1. Window seal dry rotted, repair

2. Left window will not stay open without prop, repair

3. Window screen missing, install

1.6 Living Room/Ceiling Condition
Seal crack on ceiling above bedroom entrance

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Low hot water pressure in unit, repair

2.10 Kitchen/Stove or Range with Oven
Oven temperature knob missing letters/numbers. Replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Outlet above sink has open grounds, replace with GFCI

3.12 Bathroom/Tub or Shower
Resurface tub

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom #2

1.1 Living Room/Living Room Present
8/13/2026 No access to unit as gate leading to unit is locked. Picture submitted 1:28pm

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

7.4 Heating and Plumbing/Water Heater
clear egress blocking access to water heater

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
tub diverter inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
sink has a constant drip - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter inop

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink peeling - repair/resurface/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4	Living Room/Security
	patio door very hard to close - repair/replace
	patio door lock not secured properly - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burner must work/light - repair/replace
	hood range light inop
2.3	Kitchen/Electrical Hazards
	2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits
	backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls
	hallway light inop
	hallway closet doors off track
3.12	Bathroom/Tub or Shower
	master bedroom and hallway tub diverter inop
	master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation
	hallway bathroom vent cover missing
4.4	Other Rooms/Security
	remove key locks from 2x bedroom doors
2.12	Kitchen/Sink
	back of sink (metal backing) not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.12	Bathroom/Tub or Shower
	caulking inside tub badly worn/damaged - repair/replace
	tub has a constant drip
3.7	Bathroom/Wall Condition
	towel rack - damaged/missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
2.13	Kitchen/Space for Storage, Prep and Serving
	cabinet door under sink not secure - repair/replace
2.12	Kitchen/Sink
	dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
	remove foil from stove
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector inop
4.4	Other Rooms/Security
	remove key lock from bedroom door
	remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in bedroom
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.4 Bathroom/Security
remove key lock from door
4.6 Other Rooms/Celing Condition
40% of ceiling badly discolored - remove/repair/repaint
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- Spoke to owner, she requested a re-schedule with a different inspector. Had a bad experience last year with B.B. Re-scheduled unit from 9/22 to 10/7 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
1.1 Living Room/Living Room Present
30 MIN PC 510-672-5510

8/14/26- O called in to request a different inspector than the one she has prior (last year B.B). Had a bad experience with the previous inspector. Re-scheduled insp from 9/22 to 10/07 between 11am-2pm w/ F.A. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop
4.4 Other Rooms/Security
remove key lock from bedroom door
remove key latch from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
8-12-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/14/26- Spoke to O who requested to re-schedule insp on 9/3 due to tenant not being available. Moved insp from 9/3 to 9/18 between 1-4pm w/ F.A. O stated he does not want to move all units he owns to 9/18 just this specific unit. M.T

1.1 Living Room/Living Room Present
9/14/26-O called in requesting to re-schedule insp on for 9/3 due to T not being available. Moved insp to 9/18 between 1-4pm w/ F.A. Owner stated he has other units on for 9/3 but does not want to move those bc those tenants are already notified and complying. Was adamant he only wanted to move this one unit. M.T

7.4 Heating and Plumbing/Water Heater
install proper earthquake

7.4 Heating and Plumbing/Water Heater
install proper earthquake

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

3.3 Bathroom/Electrical Hazards
gfci outlet will not trip or reset and has an open ground

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
JC-10-1-26 PM emailed requesting an extension. Rescheduled from 10/6 to 11/6

1.4 Living Room/Security
security screen door damaged - repair/replace
bottom of front door damaged - repair/replace
front door frame damaged as well as missing 2x door striker plates - repair/replace

1.7 Living Room/Wall Condition
hole in wall - large areas with paint peeling - repair/repaint

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
hood range light inop

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not secure - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.4 Kitchen/Security
smoke detector damaged - replace

3.12 Bathroom/Tub or Shower
tub caulking - damaged/worn - repair/recaulk/repair
tub chipping - resurface/repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.10 Kitchen/Stove or Range with Oven
back right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter handle missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
4.8 Other Rooms/Floor Condition
carpeting at bedroom entry -worn/damaged/torn - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
open ground outlet repair or replace
4.3 Other Rooms/Elecrtical Hazards
open ground out repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
gfci outlet will not trip and reset. repair or replace
1.1 Living Room/Living Room Present
CH-8-14-26 LL call in pre call 30 min prior 415-314-3217
8-5-26 no show took picture sent email
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Received proof of sale
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Proof of Section 8
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on rigt wall

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.13 Bathroom/Ventilation
Repair vent fan, makes loud grinding noise while in use

1.1 Living Room/Living Room Present
PROPERTY BUILT IN 2023. EXEMPT UNTIL 2028

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle by patio door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Declutter unit

1.4 Living Room/Security
Install striker plate on door frame

8.7 General Health and Safety/Other Interior Hazards
Clean windows and walls throughout unit, discoloration and cobwebs present

1.8 Living Room/Floor Condition
Carpet torn at entry, repair or cover with transition strip

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.11 Kitchen/Refrigerator
Refrigerator rusted, repair or remove

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.7 General Health and Safety/Other Interior Hazards
Replace smoke detector, exceeds 10 year life span (2009)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet by window

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable. repair, remove or replace

3.12 Bathroom/Tub or Shower
Caulk inside of tub damaged and discolored , repair

4.5 Other Rooms/Window Condition
Right window lock damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling in yard

1.1 Living Room/Living Room Present
8/14/2026 Tenant no show 2:30pm, picture submitted.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
Remove keyed entry lock
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen / filter
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
2.3 Kitchen/Electrical Hazards
Install GFCI above kitchen sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry room exhaust vent cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior laundry exhaust vent cover missing, replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
4.5 Other Rooms/Window Condition
Cut back brush on exterior of window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
5.3 Secondary Rooms/Electrical Hazards
Replace missing cover plate on outlet in laundry room
1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:37am, picture submitted
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install discharge pipe, within 6" of floor.
1.3 Living Room/Electrical Hazards
Repair/Replace Wall Electrical Outlet.
- Replace cracked outlet by heater
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2. Damaged outlet presents an electrical hazard.
- Replace cracked outlet on left wall

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- Outlet underneath window

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.4 Kitchen/Security
Remove keyed entry lock on interior kitchen door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Hot/neutral reverse underneath window

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Receptacle by rear door

2.12 Kitchen/Sink
Faucet damaged/leakage.
- Leak at cold water knob, repair

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Caulk interior of tub, caulking present is damaged and discolored

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.4 Living Room/Security
Install deadbolt lock on front door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters both inoperable, repair

1.3 Living Room/Electrical Hazards
1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- Outlet on left wall at entry

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet on rear deck damaged, replace
2.3 Kitchen/Electrical Hazards
Outlet left of sink has no power, repair
2.10 Kitchen/Stove or Range with Oven
Front right burner inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Thermostat cover missing, replace
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door, leads directly to exterior of home
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Secure knobs to wall, knobs are loose and coming off wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
Tub spout missing, replace
3.8 Bathroom/Floor Condition
Floor has large dip on it in front of tub, repair
3.7 Bathroom/Wall Condition
Replace missing baseboard trim behind toilet
4.3 Other Rooms/Elecrtical Hazards
Secure loose outlet on right wall
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Install common area smoke detector

2. Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
5.2 Secondary Rooms/Security
Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4 General Health and Safety/Garbage and Debris
Remove old appliances in yard
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent by hot water heater missing, replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
3.6 Bathroom/Ceiling Condition
master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition
hall bathroom window pane/frame damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - saftey hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key lock from all bedroom doors
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace
2.12	Kitchen/Sink all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
3.13	Bathroom/Ventilation 2nd fl hallway vent cover missing - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present CH-8-17-26 pre call 30 min prior 510-374-8653
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
1.8	Living Room/Floor Condition
	carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
1.1	Living Room/Living Room Present
	CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
5.2	Secondary Rooms/Security
	garage door oper not working as designed - repair/replace
	garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
	Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition
	frame damaged - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
3.12	Bathroom/Tub or Shower
	top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition
	peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
4.4	Other Rooms/Security
	2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	2nd fl bathroom wall has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower
	tub peeling - repair/resurface/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security
	remove key lock from bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom bathroom as well as hallway bathroom not draining as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition
	Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
CH-8-17-26 tenant call in to reschedule can not get off work r/s from 8-19-26 to 10-6-26 ph# 510-712-1633
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.

12/3/2025 Tenant no show, unable to inspect unit with PM as tenant has loose dog inside of unit.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
10/2/2025 Tenant no show, unable to enter unit with PM as they dont have a key for unit

12/4/2025 Tenant no show, picture submitted
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater fronts
1.1 Living Room/Living Room Present
3/4/2026 Tenant no show 11:00am, no access as PM doesnt have key for unit. Picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacles on left and right walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
12-3-25 no show property management no access to unit
6-8-26 25 no show property management no access to unit
3.12 Bathroom/Tub or Shower
caulking in tub worn - remove-recaulk-repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
bedroom door striker plate missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
12-4-25 no show property management no access to unit
1.1 Living Room/Living Room Present
10-2-25 no show property management no access to unit
12-4-25 no show property management no access to unit
1-16-26 no show property management no access to unit
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM as they dont have key for unit.

2/18/2026 Tenant no show, PM doesnt have key for unit. Picture submitted
6-9-26 Tenant no show, PM doesnt have key for unit.
1.1 Living Room/Living Room Present
10/6/2025 Tenant no show, unable to enter unit with PM due to loose dog inside of unit. No response from knocking on door or ring camera.

5/11/2026 Tenant no show, unable to enter unit with PM as key to screendoor has been changed. Picture submitted
2.10 Kitchen/Stove or Range with Oven
all kitchen burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling resurface/repair/replace
4.4 Other Rooms/Security
bedroom door damaged repair/replace

4.6 Other Rooms/Celing Condition
bedroom ceiling damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Repair damaged heater covers in bedrooms
4.8 Other Rooms/Floor Condition
Flooring damaged at entry of room, repair
1.1 Living Room/Living Room Present
1-12-26 no show property management no access to unit
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.

4/10/2026 Tenant refused entry for inspection, picture taken. Property manager present.
4.10 Other Rooms/Smoke Detectors
Replace inoperable smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
8/17/2026 Tenant no show 1:10pm, owner present but didnt post notice for entry. Picture submitted.
1.1 Living Room/Living Room Present
Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, in common areas, or outside must be removed.
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
1.1 Living Room/Living Room Present
9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. heater inop
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 Tenant no show, unable to enter unit with Pm as office doesnt have key for unit

1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection

1/14/2026 No entry as tenant not home and loose dog inside of unit. Picture submitted
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
3.12 Bathroom/Tub or Shower

both tubs peeling resurface
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Heat Not Working Properly.
1.1 Living Room/Living Room Present
NO ENTRY, RED TAGGED DUE TO PREVIOUS FIRE. Picture taken.

12/1/2025 No entry, PM says they currently dont have key for unit. 11:07am
1.3 Living Room/Electrical Hazards
Wall outlets have no power, repair
4.2 Other Rooms/Electricity/Illumination
Outlets have no power, repair
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Exterior patio support teams dry rotted, repair and replace damaged sections
1.1 Living Room/Living Room Present
12/2/2025 No entry as PM doesnt have key fro unit, 10:56am. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has hot/neutral reverse, repair
1.1 Living Room/Living Room Present
9-30-25 no show property management no access to unit
12-2-25 under renovation
8.1 General Health and Safety/Access to Unit
Sliding patio door lock and handle missing, replace
1.1 Living Room/Living Room Present
Correct address is 163 S. 37th Street CALL 30MIN PRIOR 415-939-4281 FOR ACCESS

6/15/2026 No access, gate leading to unit locked. Picture submitted 10:22am.

7/28/2026 Tenant no show/ no access 10:30am. Unable to gain access to front door as security gate is locked. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
leaking from underneath sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair
3.13 Bathroom/Ventilation
Clean vent fan
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
12-23-25 no show took picture sent email
1.1 Living Room/Living Room Present
6/16/2026 tenant no show 9:19am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood fan operating knob missing, replace

1.5 Living Room/Window Condition
Repair or replace damaged dining room window screen

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- Install striker plate on door as well.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls by bathroom window

8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard). Repair, replace or remove

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- Outlet behind tv

4.4 Other Rooms/Security
Remove keyed lock and latch lock from interior bedroom door.

3.4 Bathroom/Security
Remove latch lock from door

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Remove old smoke detector bases from common area ceiling

2.10 Kitchen/Stove or Range with Oven
Right side burners not self lighting, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet left of window has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

3.5 Bathroom/Window Condition
Window lock missing, replace
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.5 Bathroom/Window Condition
Window lock and window screen missing, replace/install
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
VACANT unit, install stove in unit
2.11 Kitchen/Refrigerator
VACANT unit, install refrigerator in unit
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2008)
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair or cover tear with transition strip
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
2.5 Kitchen/Window Condition
Window lock mechanism damaged, repair or replace
3.12 Bathroom/Tub or Shower
Resurface tub, rust and peeling paint present
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in bathrooms
2.11 Kitchen/Refrigerator
VACANT unit, install appliances in unit
2.10 Kitchen/Stove or Range with Oven
Vacant unit, install stove in unit
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192
3.12 Bathroom/Tub or Shower
Resurface tub
3.3 Bathroom/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- light switch cover plate

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.5 Other Rooms/Window Condition
Install window locks

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.8 Kitchen/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard.
- Repair dip in floor in front of kitchen sink

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

3.12 Bathroom/Tub or Shower
Resurface tub, rust/ peeling paint present

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

2.11 Kitchen/Refrigerator
VACANT, install appliance in unit

2.10 Kitchen/Stove or Range with Oven
VACANT, install appliance in unit

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on garage door that leads to exterior of home

2.10 Kitchen/Stove or Range with Oven
Replace missing control knob for front left burner

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of appliances being stored in rear yard

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

8.2 General Health and Safety/Exits
Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

1.1 Living Room/Living Room Present
CH-7-13-26 R.s from 8/5/26 to8/18/26 owner will be out of town Pre call 30 min prior 510-932-5192

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.

3.6 Bathroom/Ceiling Condition
Clean yellow discoloration/condensation on ceiling

3.12 Bathroom/Tub or Shower
1. Tub diverter inoperable as tub runs at same time as shower, repair
2. Repair leak behind tub spout

8.10 General Health and Safety/Site and Neighborhood Conditions
Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen

2.3 Kitchen/Electrical Hazards
Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2010)
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2. Move furniture blocking window (fire exit) - TENANT
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle
3.12 Bathroom/Tub or Shower
Repair leak behind control knob
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2013)
2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
Kit. = Missing Cabinet drawers.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2009)
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Reseal rear of sink to wall, loose unit on wall
3.8 Bathroom/Floor Condition
Secure loose tile on floor in front of shower
3.12 Bathroom/Tub or Shower
Repair leak behind center control knob
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
3.7 Bathroom/Wall Condition
Repair/seal opening above bathroom outlet
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator is rusted inside/outside. Repair or replace
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Secure wall outlet on right wall

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

1.5 Living Room/Window Condition
Repair damaged window screen

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Left of stove

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in all 3 bathrooms

6.1 Building Exterior/Condition of Foundation
Repair large crack/lifting in rear of home. Tripping hazard

2.3 Kitchen/Electrical Hazards
Replace cracked receptacle left of refrigerator

1.1 Living Room/Living Room Present
Received proof of section 8

1.1 Living Room/Living Room Present
30 min pre-call 510-776-6322 - JC 8/19

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop - repair/replace

4.3 Other Rooms/Elecrtical Hazards
change washroom outlet to GFCI

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 1st fl over garage door entry

1.1 Living Room/Living Room Present
8/19/26- Received proof of owner occupancy. M.T

1.1 Living Room/Living Room Present
8/19/26- Spoke to tenant who requested an ext due to being out of country. Re-scheduled insp from 9/29 to 10/13 between 9am-12pm. M.T

1.1 Living Room/Living Room Present
JC-8-19-26 Tenant called and requested a reschedule due to medical equipment and general housekeeping needed prior to the inspection that they could not address earlier due to the hospitalization. Rescheduled from 8/25 to 9/15. Explained we cannot reschedule again.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24

9/11/2026 Tenant no show 9:30am, PM present and has no key for unit.

1.8 Living Room/Floor Condition
exposed nails at the edge of carpet. repair or replace carpet.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.5 Other Rooms/Window Condition
replace broken window

1.5 Living Room/Window Condition
chipping peeling paint on window seals. repair or replace.

replace window on sliding glass door.

2.5 Kitchen/Window Condition
chipping and peeling on window seal.

3.12 Bathroom/Tub or Shower
deteriorated caulking in tub. repair or replace

1.1 Living Room/Living Room Present
8/19/2026 OWNER CALLED TO RESCHEDULE. N/A. MOVED FROM 9/30/2026 TO 10/1/2026 1PM-4PM. HAS DR.S APPT. OWNER CONFIRMED. CALL 30MIN PRIOR 510-772-7561 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown tress bushes and grass

2.5 Kitchen/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace missing screens

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees bushes and grass

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
replace non working smoke detector

8.10 General Health and Safety/Site and Neighborhood Conditions
remove old appliances garbage and debris. form front yard.

4.4 Other Rooms/Security
remove key lock

4.5 Other Rooms/Window Condition
replace missing screens

3.5 Bathroom/Window Condition
replace window screen

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:58am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 9:59am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.7 General Health and Safety/Other Interior Hazards
Remove old common area smoke detector

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:06am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:07am.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year lifespan

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:17am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:18am.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am. Tenant stated she was not notified via ring cam.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:56am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:05pm. No response from ring camera.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:15pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:17pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt receptacle underneath window

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 11:39am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:15am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 10:20am.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 12:24pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace front common area smoke detector, exceeds 10 year life span.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:08pm.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:09pm.

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:03pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show 1:11pm

1.1 Living Room/Living Room Present
8/19/2026 Property management not aware of today scheduled inspections. No notices posted for them to enter units. OutSource It notified of property site not being prepared. Tenant no show

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Replace rear common area smoke detector, exceeds 10 year life span

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
- Master bedroom

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair
2. Dishwasher inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.5 Other Rooms/Window Condition
Clean/remove discoloration on bedroom window

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

3.12 Bathroom/Tub or Shower
Install shower heads and spouts in both bathrooms, renovation in progress

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
2.12 Kitchen/Sink
Fill hole/large opening under lower right sink
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old furniture being stored on patio
3.3 Bathroom/Electrical Hazards
Light switch damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
2nd fl bathroom GFCI outlet not testing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key latch from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose- repair/replace
2.12 Kitchen/Sink
Faucet Water Pressure Low.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
5.2 Secondary Rooms/Security
side door not opening repair/replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure cabinet doors to vanity base
3.7 Bathroom/Wall Condition
1. Secure sxhowewr rod, loose and hanging off wall on both ends

2. Replace missing towel hanging rack
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
1.3 Living Room/Electrical Hazards
Outlet underneath thermostat missing outlet cover, replace
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Refrigerator gasket deteriorated, secure door gasket
2.3 Kitchen/Electrical Hazards
Dining room light switch missing coverplate, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath right window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Water heater missing pilot light cover, replace/install

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector needed level 1

2.12 Kitchen/Sink
Repair leak at top of faucet base onto countertop.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom

4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.5 Other Rooms/Window Condition
Clear items on exterior of window on patio (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show, lower unit at complex. No response to doorbell or knocking on security gate. Picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

3.7 Bathroom/Wall Condition
Repair damaged towel drying rack

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub

3.6 Bathroom/Ceiling Condition
Complete repairs on ceiling
2.12 Kitchen/Sink
Sink linking.
6.1 Building Exterior/Condition of Foundation
Structual issues, cracking at lower front wall of the property.
8.2 General Health and Safety/Exits
Front screen door damaged, repair.
1.7 Living Room/Wall Condition
Large crack in wall near wall heater, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:37am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.2 Other Rooms/Electricity/Illumination
Ceileing light cover missing in second bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 tenant no show 11:40am, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email tenant refused inspection
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
No smoke detector in 1st bedroom, replace.
1.1 Living Room/Living Room Present
4/24/2026 PM on site called owner whom was not aware of any inspections and will follow up with RRIP in regards to scheduling. 1:00pm, picture submitted.
6-2-26 no show took picture sent email
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on front security door. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven temp control knob missing - repair/replace
3.3 Bathroom/Electrical Hazards
master bedroom bathroom GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of porch wood damaged /rotting - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector missing
8.7 General Health and Safety/Other Interior Hazards
Missing carbon monoxide detector.
2.12 Kitchen/Sink
Sink water pressue low, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant no show 3:33pm. No response to knocking on security gate. Picture submitted.
3.12 Bathroom/Tub or Shower
bathtub constantly drips - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
2.5 Kitchen/Window Condition
Kitchen window broken, repair.
1.5 Living Room/Window Condition
Living room window broken, repair.
1.3 Living Room/Electrical Hazards
1. Two wall outlets not working, repair.
2. Hall light not working, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater theromstat not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 NO ACCESS TO UNIT AS GATE LEADING TO UNIT IS LOCKED. PICTURE SUBMITTED @ 3:03PM.
6-2-26 no show 236 17th wrong address, needs to be changed in system to 236 S.17th
7-8-26 no show took picture sent email
8-18-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
Bedroom #2 -missing smoke detector, repalce.
1.1 Living Room/Living Room Present
* ADDRESS IS 427 S.27th St

3/26/2026 No access to unit as gate leading to unit is locked. No response from doorbell on exterior of gate. Picture submitted.
no show no address 441 27th needs to be changed in system
7-8-26 no show took picture sent email no address 427 S.27th
8-18-26 no show took picture sent email owner occuiped
4.7 Other Rooms/Wall Condition
Bedroom @ - wall plug on west wall not working, repair.
1.1 Living Room/Living Room Present
3/26/2026 Tenant states he wasnt aware of todays inspection and refused entry. Picture submitted.
7-8-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing
4.4 Other Rooms/Security
remove key locks from bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop/missing - repair/replace
4.4 Other Rooms/Security
Bedroom 2 - door damaged/broken, repair.
3.12 Bathroom/Tub or Shower
Water in bathtub does not come on, repair.
3.2 Bathroom/Electricty
Light in bathroom flickers, repair.
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
no one home 9:45 am
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector exceeds 10yr - replace

1.7 Living Room/Wall Condition
Discoloartion in living room wall.
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
1.3 Living Room/Electrical Hazards
Two way outlet not working, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.
1.1 Living Room/Living Room Present
CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
Closet interior wall damaged.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.7 Bathroom/Wall Condition
Bathroom wall missing tiles. replace.
3.12 Bathroom/Tub or Shower
Discoloration in bath tub, repaor.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloaration on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on wall, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 -Missing smoke detector, replace.
4.4 Other Rooms/Security
Bedroom 3 - broken door, repair.
2.12 Kitchen/Sink
Kitchen sink leaking, repair.
2.7 Kitchen/Wall Condition
Kitchen wall cracked atcounter.
1.7 Living Room/Wall Condition
Discoloration on walls, repair.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not working, repair.
4.10 Other Rooms/Smoke Detectors
Bedroom 3 - no smoke detector, replace.
4.5 Other Rooms/Window Condition
Bedroom 3 - discoloation on window, repair.
4.7 Other Rooms/Wall Condition
Bedroom 3 - discoloration on walls, repair.
4.3 Other Rooms/Elecrtical Hazards
Bedroom 2 - wall plugs not working, repair.
4.4 Other Rooms/Security
Bedroom 2 0- bedroom door loose, repair.
3.7 Bathroom/Wall Condition
Discoloartion on shower wall, repair.
8.7 General Health and Safety/Other Interior Hazards
1. Bedroom 1 - closet door off track, repair.
2. Bedroom 3 - closet door broken, repair.
1.1 Living Room/Living Room Present
No show 10:12 am.
1.8 Living Room/Floor Condition
Hall foor buckled at closet , repair.
1.1 Living Room/Living Room Present
No show, 10:12 am
2.10 Kitchen/Stove or Range with Oven
Oven not working, repair.

4.5 Other Rooms/Window Condition
1. Bedroom 2 - window loose, repair.
2. Bedroom 2 - Discoloration on window, repair.
3. Bedroom 2 - exterior window screen missing, replace.

3.5 Bathroom/Window Condition
Discoloration on bathroom window, repair.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1. Toilet top broken, replace.
2. Flush handle broken, replace.

2.12 Kitchen/Sink
Kitchen sink leaking, repair.

2.8 Kitchen/Floor Condition
Missing floor tiles, replace.

2.6 Kitchen/Ceiling Condition
Ceiling paint cracking, repair.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater contol loose, repair.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bathroom sink faucet missing a know, replace.

4.10 Other Rooms/Smoke Detectors
Missing smoke detector in hallway, replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater not workimg, repair.

1.1 Living Room/Living Room Present
No show 1:10 pm

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Wall heater working repair.

2.10 Kitchen/Stove or Range with Oven
1. Oven not working, repair.
2. Right back burner not workimg, repair.

2.8 Kitchen/Floor Condition
Hole in kitchen floor, repair.

2.13 Kitchen/Space for Storage, Prep and Serving
Hole in wall cabinet base, repair.

4.6 Other Rooms/Celing Condition
Bedroom 1 - hole in ceiling, repair
Bedroom 1 - Cover for ceiling light missing, replace.

4.4 Other Rooms/Security
Bedroom 1 - door off hinges, repair.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - missing smoke detector, replace.

7.4 Heating and Plumbing/Water Heater
Water heater missing earthquake straps, replace.

3.7 Bathroom/Wall Condition
Repair wall under sink.

3.12 Bathroom/Tub or Shower
Repair bath tub faucet.

1.1 Living Room/Living Room Present
No show 1:45 pm

1.1 Living Room/Living Room Present
No show 10:25 am

1.1 Living Room/Living Room Present
No show 10:25 am

7.4 Heating and Plumbing/Water Heater
replace current straps with earthquake straps.

4.10 Other Rooms/Smoke Detectors
Bedroom 2 - smoke detector not working, repair.

1.1 Living Room/Living Room Present
Property is being sold

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

8.1 General Health and Safety/Access to Unit
there is no unit 106 on property per management.

8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.

cut overgrown overgrown remove garbage and debris from property.

2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.

2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens. repair or replace

3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset

3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Plumbing, Toilet Backs up Tub.

8.1 General Health and Safety/Access to Unit
security door locked at bottom of stairs. could not access front door

8.1 General Health and Safety/Access to Unit
no show- dog barking inside

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that the owner was goin to be on property at 3:00pm 08/21/2026

8.1 General Health and Safety/Access to Unit
building is burned down red tagged. fence around all four unit complex. all four units uninhabitable

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

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8.1 General Health and Safety/Access to Unit
exterior gate locked could not access property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector , exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
3.12 Bathroom/Tub or Shower
Shower head leaking, repair (master bedroom)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
1.1 Living Room/Living Room Present
8/21/2026 No entry with PM as tenant has loose dog inside of unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace rear common area smoke detector, exceeds 10 year life span
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Infestation inside of dishwasher present.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2013)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)
2.12 Kitchen/Sink
Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.
1.1 Living Room/Living Room Present
8/21/2026 Tennant no show, unable to enter unit with PM due to loose dog inside of unit.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2015)

4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2015)
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
1.1	Living Room/Living Room Present 8/21/2026 Unable to enter unit with PM due to loose dog inside of unit
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.13	Bathroom/Ventilation Clean/remove excessive amount of dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-7-17-26 r/s from 7/24/26/ to 8/18/26 owner will be out of town
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
1.1	Living Room/Living Room Present CH-4-27-26 pre call owner 30 min prior 510-453-2673
1.1	Living Room/Living Room Present 30 MIN PRE-CALL 510-453-2673 JC-6/11/26
6.2	Building Exterior/Condition of Stairs, Rails, and Porches INSTALL HANDRAIL FRONT STAIRS, 4 OR MORE STAIRS PRESENT
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace

8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricty master bedroom bathroom light switch damaged - redpair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to unit
1.1	Living Room/Living Room Present 8-19-26 no show property management no access to property
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector not properly secure
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
smoke detector missing/inop in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose in 2x bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to property
1.1 Living Room/Living Room Present
8-19-26 no show property management no access to unit
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
1.1 Living Room/Living Room Present
8-20-26 no show tenant refused entry
2.4 Kitchen/Security
vent cover large amount of dust - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher not draining properly
2.10 Kitchen/Stove or Range with Oven
hood range light inop
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-20-26 no show dog loose in unit
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2x toilet bases loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly
1.1 Living Room/Living Room Present
8-20-26 no show tenant sick
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-20-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly
2.12 Kitchen/Sink
dishwasher handle missing
3.12 Bathroom/Tub or Shower
h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving
pantry door off track
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceeds 10yr - replace
3.12 Bathroom/Tub or Shower
hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
power off in unit unable to test electrical
1.1 Living Room/Living Room Present
no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
8-21-26 no show eviction no trespassing notice posted by local authorities
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher inop - repair/replace
1.1 Living Room/Living Room Present
8-21-26 no show tenant refused entry
2.12 Kitchen/Sink
spout water flow switch broken - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop
1.1 Living Room/Living Room Present
8-21-26 no show property management no access to unit
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.12 Bathroom/Tub or Shower
hallway tub faucet back plate not properly secure to wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant is in the hospital
1.1 Living Room/Living Room Present
CH-8-24-26 r/s from 8-28-26 to 9-23-26 tenant has doctor appt pre call 650-542-6097
1.1 Living Room/Living Room Present
30 min pre-call 510-640-3560 (manager) -JC 8/24
1.1 Living Room/Living Room Present
GATED: CALL TENANT AT 201-675-9679 UPON ARRIVAL -JC 8/24
1.1 Living Room/Living Room Present
GATE CODE IS #2554 He can be reached at 510-710-2554 FOR ANY ACCESS ISSUES OR WITH HELP FINDING THE UNIT. Th entire property is gated.

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the owner who called and advised this tenant is not available and would like to be present. R/S from 8/25 to 9/15. O may cb after she speaks with the tenant to change the date (Please note this was originally scheduled on 9/25 but O requested it be moved up)

1.1 Living Room/Living Room Present
30 min pre-call 510-821-2537 -JC 8/24

1.1 Living Room/Living Room Present
JC-8-24-26 Spoke to the tenant and rescheduled the 9/4 inspection to 9/18. Her mothers funeral is on the 4th.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair

1.1 Living Room/Living Room Present
4/9/2026 30MIN PRIOR 510-375-9864 OWNER CALLED LUIS NEEDS TO RESCHEDULE.
7/16/2026 CORRECT ADDRESS IS 135 S.8TH ST

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet doors
- left of sink
- left of stove

2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by kitchen sink

3.12 Bathroom/Tub or Shower
Replace missing tiles around tub spout

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in rom for inspection due to excessive personal items in room.

4.4 Other Rooms/Security
Remove deadbolt and keyed entry digital locks from door

4.5 Other Rooms/Window Condition
1. Install quick release for security bars (fire exit)

2. Repair damaged window screen

4.7 Other Rooms/Wall Condition
Address/treat severe discoloration on bedroom walls

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Rear heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Discharge Pipe.
2. Wtr. Htr. = Missing Pilot Light Cover.
3. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.7 Other Rooms/Wall Condition
Address severe discolorauon on walls that was covered up initially by furniture

8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
1319 S 58TH
5/22/2026 Address is non existent

4.5 Other Rooms/Window Condition
Clear items to allow access to window

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall
- Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Outlets in garage at entry have no power and damaged receptacles, replace and repair

1.1 Living Room/Living Room Present
5/22/2025 Tenant no show 11:15am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on range hood vent screens

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door as it leads to exterior

4.10 Other Rooms/Smoke Detectors
install smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detector

1.8 Living Room/Floor Condition
torn carpet exposed nails trip hazard. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in hall/common area inside unit.

3.6 Bathroom/Ceiling Condition
bubbling on ceiling over tub evidence of water damage. repair

8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks.

1.8 Living Room/Floor Condition
torn and ripped carpet exposed nail. repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom above sink

1.5 Living Room/Window Condition
replace missing screens

chipping and peeling paint on window seal/frame

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
peeling paint on back stairs and window seals around house. remove or repaint.

2.1 Kitchen/Kitchen Area Present
replace missing screens

4.5 Other Rooms/Window Condition
window do not set inside frame correctly . repair or replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace.

1.1 Living Room/Living Room Present
JC-8-24-26 Owner called and requested a sooner date. Rescheduled from 10/9 to 8/31.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace

2.5 Kitchen/Window Condition
replace missing screens
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present inside
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-779-8147 - NOTE FROM 6/18 RESCHEDULE DID NOT CARRY OVER. TENANT NEEDS A CALL AHEAD TO GRANT ACCESS
4-30-26 no show no access to property took picture sent email
6/26/2026 No access to unit as there is a security gate that is on exterior of site that is locked. No number provided . Picture submitted.

7/21/2026 No access to unit, gate leading to unit is locked. Picture submitted 11:20am
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/12/2026 Tenant refused entry 11:03am. Picture submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:12pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
oven inop
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged - repair/replace
2.8 Kitchen/Floor Condition
lip at steps before back door damaged - repair/replace
3.2 Bathroom/Electricty
2nd fl bathroom light inop
3.6 Bathroom/Ceiling Condition
2nd fl ceiling badly discolored - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke/Co detector missing
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.6 Other Rooms/Celing Condition
ceiling has discoloration - remove/repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
heater in bedroom inop
8.6 General Health and Safety/Interior Stairs and Common Halls
stairwell light inop
8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-680-3050-
- no show called number property management never showed to allow access
6/12/2026 tenant no show 11:06, no response to doorbell or knocking on door. Pre called owner as requested, no response to voicemail. Pictures of pre call and no show submitted.
7/23/2026 Tenant no show 11:10am, picture submitted.
8/24/2026 Tenant no show 1:14pm, picture submitted.
2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair
3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.4 Secondary Rooms/Other Potential Hazardous Features
GARAGE
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Smoke detector missing, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Install handrail on front stairs as there are 4 or more stairs present

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent cover missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Resurface tub

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector removed, replace

2. carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, not access with PM as there is no key for unit. Picture submitted
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

9/11/2026 Tenant no show 9:35am, PM present and has no key for unit.

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacle by sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle on kitchen wall

8.1 General Health and Safety/Access to Unit
no show- 07/16/2026

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

3.12 Bathroom/Tub or Shower
Resurface tub

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and CO2 detector missing, replace

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- receptacle right of bed

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle above sink

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.5 Other Rooms/Window Condition
Window crank damaged, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Handle Broken.

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Smoke detector/ carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk inside of tub

4.4 Other Rooms/Security
Remove deadbolt from door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.4 Other Rooms/Security
Remove keyed entry lock and deadbolt from bedroom door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
3/10/2026 Tenant no show, PM unable to enter unit as there is no key for unit. Picture submitted.
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
common area smoke detector missing/inop

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show no access to unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Replace missing knobs, unable to test stove during inspection

3.12 Bathroom/Tub or Shower
Tub has constant drip, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace receptacle on left wall, burn evidence

4.4 Other Rooms/Security
Remove keyed entry lock on closet door

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
Replace missing stove burner knobs, stove to be inspected

2.3 Kitchen/Electrical Hazards
1. Ceiling light cover missing, replace

2. Ceiling light inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector and carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 23A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove key locks (x2) from interior doors, front door and closet doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT # 24A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

3.12 Bathroom/Tub or Shower
1. Resurface tub

2. Tub spout has constant drip, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Replace damaged window crank

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
UNIT is 27A
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

1.4 Living Room/Security
Remove keyed entry lock on interior door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source inside of unit

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

2.10 Kitchen/Stove or Range with Oven
1. Microwave handle damaged, repair

2. TENANT to clean stove and remove old food /grease splatter

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email

3.12 Bathroom/Tub or Shower
Recaulk tub

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
30 min pre-call Connor (manager) at 415-317-8231. Please call in if you have any issues accessing the site. -JC 8/24
CH-2-12-26 r/s from 2/24/26 to 3/10/26 due to property mgr will not be available

3/10/2026 Unit 30 is not a valid unit number at site
4-28-26 no show called number no answer no access to property no response when using office bell took picture sent email
6-11-26 no show called number no answer no access to property no response when using office bell took picture sent email
7-23-26 no show tenant refused entry to property management

9/11/2026 Per new PM unit is owner occupied, they will submit paperwork for this unit. Email address provided to management team.

1.1 Living Room/Living Room Present
JC-8-24-26 NOTE FOR ROUTE: Inspector, please take a look at yard during re-inspection appointment. Tenant is reporting infestation of gophers and other animals in the yard. Holes present which may create a tripping hazard. Per tenant she has notified the owner who is aware but has not taken any action.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

1.1 Living Room/Living Room Present
5-22-26 No show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st base toilet base loose - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detectors in 3x bedrooms exceed 10yr - replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
2nd floor smoke/Co detector -missing/inop

1.1 Living Room/Living Room Present
7-7-26 JC- CALL UPON ARRIVAL 415-786-5446 (ALEXANDRIA TENANT)
5-22-26 No show took picture sent email

4.4 Other Rooms/Security
remove key locks from 3x bedroom doors

5.4 Secondary Rooms/Other Potential Hazardous Features
garage smoke detector inop
1.1 Living Room/Living Room Present
3-24-26 no show took picture sent email
5-7-26 no show took picture sent email
6-23-26 no show took picture sent email
8-24-26 no show took picture sent email
1.8 Living Room/Floor Condition
living room carpet torn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing
1.1 Living Room/Living Room Present
GATE CODE: #5911 OR 510-717-8162 - 5/26/26 Owner called in. I advised her of the NS and added the above notes.
5-22-26 No show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st fl toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
hallway shower head leaking - repair/replace
H/C handle leaking- repair/replace
tub diverter inop - repair/replace
3.3 Bathroom/Electrical Hazards
1st fl GFCI outlet missing
2x GFCI missing in master bathroom
2nd fl hallway GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedroom exceeds 10yr or inop - replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke exceed the 10 year warranty - replace
2nd fl smoke detector inop / exceeds 10 yr - replace
3.5 Bathroom/Window Condition
replace missing screens
3.8 Bathroom/Floor Condition
floor soft and spongy in front of tub. evidence of water damage
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.5 Other Rooms/Window Condition
replace missing screens
5.2 Secondary Rooms/Security
laundry room- window will not stay up without being propped.
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector on 2nd floor
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key door & deadbolt lock from 2 bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint
1.1 Living Room/Living Room Present
8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
peeling chipping paint brown discoloration. repair or replace
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed the manager and confirmed re-inspection for 9/24am
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
JC-8-25-26 Emailed manager confirming re-inspections for 9/25am
1.1 Living Room/Living Room Present
8/25/26 CALL KATHLEEN 30MIN PRIOR 510-759-1363 ALISON
1.1 Living Room/Living Room Present
8/25/2026 CALL KATHLEEN 30MIN PRIOR 510-759-1363 PLEASE TRY TO DO THIS ONE FIRST ALISON
1.1 Living Room/Living Room Present
225 MARINA LAKES DRIVE IS THE ADDRESS. O CALLED AND ADVISED IT IS OWNER OCCUPIED. ADVISED HER TO SEND PROOF VIA EMAIL -JC 8/25
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule (she will be out of town) rescheduled from 10/5 to 10/16 and advised her to alert the owner
6/15/2026 TENANT CALLED TO RESHEDULE. NA. WILL BE FOR 6/25/2026. MOVED FROM 6/23/2026 TO 6/25/2026 9AM-12NOON. TENANT CATHERINE CONFIRMED. ALISON

Call tenant at 510-235-0652 for access (tenant called in and was advised todays inspection was a no entry due to a locked gate) added her phone number for the next visit. Tenant would like a Monday inspection. -JC 4/30
4-30-26 no show no access to property. no number for office in directory took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
window frame has discoloration - remove/repair
3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in after the no show today explaining she is currently disabled and cannot move around. Tenant advised she prefers a Monday appt. Advised her to cb once she receives the letter and we can try to work with her on the date.
6/15/2026 TENANT CALLED IN TO RESCHEDLE DUE TO MEDICAL ISSUES. ADVISED HER I CAN GO OUT TO 7/20/20261PM-4PM. SHE STATED SHE STILL WILL NOT BE READY. I WENT AHEAD AND MOVED FROM 6/16/2026 TO 7/20/2026 1PM-4PM. IF TENANT CALLS BACK TO RESCHEDULE FUTHER OUT, LET HER KNOW PER ORDINANCE ITS 2 WEEKS, AND WEVE GIVEN HER MORE THAN 2WEEKS. ALISON

4/28/2026 TENANT MARY CALLED IN. SHE NEEDS TO RESCHDULE DUE TO MEDICAL APPTS. ADVISED HER I CAN RESCHEDULE HER NOW. SHE WANTED TO WAIT AND CALL BACK. HAS TO CHECK HER CALANDER. ADVISED MUST CALL BEFORE 5/1/2026. SHE WILL. ALISON
5-1-26 No show took picture sent email

7/20/2026 Tenant no show 1:30pm, picture submitted.
1.1 Living Room/Living Room Present
Please go between 1-3pm on 8/26 (tenant leaves for work before 4pm and has a dog)
1.1 Living Room/Living Room Present
JC-8-25-26 Tenant called in and requested to reschedule advising she will be out of town. Rescheduled to 9/23. Tenant would like to be present

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.
8/25/2026 Tenant no show 9:12am, picture submitted

1.1 Living Room/Living Room Present
6/29/2026 RECEIVED EMAIL FROM OWNER NEEDS TO RESCHEDULE- EMAILED OWNER BACK WITH NEW DATE AND TIME 8/25/2026 9AM-12NOON. Unfortunately, due to circumstances arising from a lockout eviction completed on June 24, 2026, we are still in the process of recovering possession of the properties and addressing post-eviction matters. As a result, we will not be available for the scheduled inspection on June 29. We respectfully request that both inspections be rescheduled to August 31, 2026, if available. If that date is not available, please advise of the next available inspection date.

4.4 Other Rooms/Security
Door removed, remove hardware like hinges still present or replace door.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet drawer fronts

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in hall bathroom level 2. REPAIR

8.1 General Health and Safety/Access to Unit
Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.

1.1 Living Room/Living Room Present
30 min pre-call 510-316-6372 (owner has multiple properties)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair

2. GFCI by kitchen sink has hot/neutral reverse, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
1. Replace damaged receptacle by countertop

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-Receptacle by kitchen window

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace receptacle on right wall

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
Range hood to be replaces, peeling paint/rust present

8.7 General Health and Safety/Other Interior Hazards
1. Replace common area smoke detector, exceeds 10 year life span (2015)

2. Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. A missing and/or cracked coverplate presents an electrical hazard.
- outlet on left wall

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

2.10 Kitchen/Stove or Range with Oven
Range hood fan inoperable, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Install GFCI protected outlet by sink

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacles left and right side of washing machine in garage

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 1:20pm, no response to doorbell or knocking on front door. Picture submitted.

7/23/2026 Tenant no show 10:00am, picture submitted.

8/25/2026 No access to site as callbox has tenants names and not unit numbers. Picture submitted 1:57pm

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease splatter on stove, range hood and surrounding cabinetry.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- master bedroom level 2

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms level 2

8.1 General Health and Safety/Access to Unit
1. Replace damaged door glass on kitchen door leading to exterior

2. Install deadbolt locks on side door in garage leading to exterior, also kitchen door that leads to exterior.

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds in yard (fire hazard)

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector level 1

1.1 Living Room/Living Room Present
5/1/2026 TENANTS DAUGHTER CALLED IN NEEDS TO RESCHEDULE. SHE AND HER MOM ARE IN MEXICO. GRANDFATHER IS SICK. MOVED FROM 5/6/2026 TO 5/21/2026 1PM-4PM. DAUGHTER MELISSA CONFIRMED. ALISON (510) 778-4115

2.3 Kitchen/Electrical Hazards
Lower wall receptacle by stove has open grounds, repair

1.1 Living Room/Living Room Present
4/29/2026 Tenant no show 11:30am, picture submitted.
7/22/2026 Tenant no show 2:00pm, picture submitted
8/25/2026 No access to complex, gate leading to units locked. Picture submitted 2:27pm

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.10 Kitchen/Stove or Range with Oven
replace missing range hood vent screen

2.12 Kitchen/Sink
Resurface sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
30 MINUTE PRE-CAL 510-541-8536

5.3 Secondary Rooms/Electrical Hazards
GARAGE-
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove

3.12 Bathroom/Tub or Shower
Shower head leaking bathroom 1, repair

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
5/21/2026 Tenant no show 1:00pm, picture submitted

2.12 Kitchen/Sink
Securer kitchen faucet to base of sink
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Repair peeling paint on wall above shower head
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move storage rack on exterior of window blocking exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.
2.10 Kitchen/Stove or Range with Oven
Oven door damaged, repair or replace
2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing cabinet door right side of stove
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair and replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Owner called in to advise the inspector was at the property to inspect today, but he had confirmed a R/S with AL via email. Advised the S8 unit was rescheduled to the 16th and cancelled, but the others were not. Advised we would waive the re-inspection fees for the 3 remaining rentals should they not pass today or on the 2nd visit due to this error.

5/21/2026 Tenant no show 1:13pm, picture submitted
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window screen damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. HEATER, INOPERABLE, REPAIR
2. Thermostat cover missing, replace
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

2.6 Kitchen/Ceiling Condition
Clean excessive dust build up on ceiling vent fan

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle in garage across from water heater

1.1 Living Room/Living Room Present
CORRECT ADDRESS IS: 302 S 18TH
Invalid address

6/12/2026 PER PREVIOUS NOTE ABOVE, ADDRESS IS INVALID. NO NUMBER LISTED FOR OWNER.

7/23/2026 Tenant refused entry as she wasnt notified. Address manually corrected and notice not sent to proper address. Picture submitted 11:00am

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2011)

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

4.4 Other Rooms/Security
remove key lock from garage bedroom door

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
rear burner not fully lighting - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI oulet missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
water pressure very low - repair/replace

2.2 Kitchen/Electricty
light has short

1.5 Living Room/Window Condition
not locking as designed - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light has short - repair/replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.3 Bathroom/Electrical Hazards
light fixture cover missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top of stairs has dip potential safety hazard - repair/replace

1.1 Living Room/Living Room Present
CH-8-3-26 owner call in to r/s repairs not done r/s from 8/6/26 to 8/24-26 PM
4-1-26 no show took picture sent email
5-14-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
micro oven inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
bathroom toilet base loose - repair/replace

3.12 Bathroom/Tub or Shower
tub damaged /worn -holes - repair/resurface/replace

3.7 Bathroom/Wall Condition
wall cracked/paint peeling - repair/repaint

3.8 Bathroom/Floor Condition
The floor has a defect which exposes the tenant to a structural hazard. repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

6.4 Building Exterior/Condition of Exterior Surfaces
paint on side of house damaged/peeling - repair/replace
windows show corrosion/rust - remove/repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
fence on side of house leaning not stable - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

8.6 General Health and Safety/Interior Stairs and Common Halls
ceiling has cracks - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
GIVE T CALL UPON ARRIVAL 510-829-5285
ADDRESS IS 1557 NEVIN PLAZA RICHMOND (unit is right by the Bart next to a corner store)

30 min pre-call the manager at 510-418-0826 ask that they alert tenant and ask for directional help if needed
(((GIVE CALL UPON ARRIVAL 510-829-5285)))

7/8/26- Spoke to O, advised of previous isnp results and she requested call upon arrival. She also confirmed correct address which is stated above. M.T
4-29-26 no show no address found
6-15-26 no address found
7-27-26 no show called number spoke to property manager stated tenant would be there but no answer I wasnt given tenants number took picture sent email

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.4 Other Rooms/Security
NO ACCESS to room, door locked. Room must be inspected

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Carbon monoxide detector level 2 missing batteries, replace

1.1 Living Room/Living Room Present
8/26/26- Spoke to T who requested to re-schedule insp from 9/4 to 9/28 due to work conflict. T agreed to new date. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.

1.4 Living Room/Security
Secure door knobs on front security gate

1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
8/26/26- Spoke to T, she requested a re-schedule due to work conflict. Moved insp from 9/4 to 9/28 1-4 w/ B.B. T agreed. M.T

3/23/2026 Tenant no show 10:23am. Upper left unit. Picture submitted.
1.4 Living Room/Security
Secure door knobs on front security gate
1.6 Living Room/Ceiling Condition
Address black discoloration on ceiling
1.7 Living Room/Wall Condition
Address black discoloration on walls by heater
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base, loose
3.12 Bathroom/Tub or Shower
Caulk in tub damaged, repair
3.3 Bathroom/Electrical Hazards
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-1083
9/11/2026 FINAL RESCHEDULE. OWNER IS OUT OF TOWN. SHE DID REQUEST FOR 9/29/2026 BUT WE HAVE NO OPENINGS. REQUESTED FOR THE 27TH, NO OPENINGS. HAVE 10/28/2026 AND SHE CHOSE 1PM-4PM. MOVED FROM 10/9/2026 TO 10/28/2026 1PM-4PM. ALISON

8/26/26- O called in requesting another EXT due to her being out of town again during insp date. Per Jen, we will grant ONE more ext but O will need to cb Mid Sep since she is requesting a date after 10/23. Advised O and she agreed she will cb. M.T

CH-7-6-26 r/s from 7/30/26 to 8/13/26 owner will be out of town
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 82/6
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK)

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 925-351-5425 -JC 8/26
8.1 General Health and Safety/Access to Unit
Install patio door screen, patio door is equivalent to living room window as there is no window in living room
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
1. Replace carbon monoxide detector (2011)

2. Repair damaged carpet in hallway
4.4 Other Rooms/Security
Tenant caused door damage, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Repair peeling paint in window seal
4.8 Other Rooms/Floor Condition
Tenant caused carpet damage at entry, repair
8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive trash and debris in unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Replace missing sub flooring in bathroom wash basin

2. Replace missing drawer fronts
3.12 Bathroom/Tub or Shower
Secure bathroom tub controls to wall
1.8 Living Room/Floor Condition
Tenant caused carpet damage, repair, replace or remove
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Door damaged, repair or replace
4.5 Other Rooms/Window Condition
Repair peeling paint on window seal
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle located underneath thermostat
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3 Living Room/Electrical Hazards
Replace cracked receptacle by patio door
3.3 Bathroom/Electrical Hazards
Replace damaged light switch

1.5 Living Room/Window Condition
Remove black discoloration around patio door on glass and frame
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater missing thermostat, replace
8.7 General Health and Safety/Other Interior Hazards
Secure common area smoke detector to ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust, repair or replace
1.1 Living Room/Living Room Present
8/26/2026 Tenant no show, no entry with PM as tenant has changed lock on front door
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
- disconnected, repair
1.5 Living Room/Window Condition
Secure patio door screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.1 General Health and Safety/Access to Unit
Install patio door screen
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, bulb removed
3.12 Bathroom/Tub or Shower
Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace damaged dry rotted section of patio siding
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink rusted/Needs Repair/Replacement.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
rust stains inside of sink. repair or replace

8.10 General Health and Safety/Site and Neighborhood Conditions
right side overgrown grass/weeds. Cut and remove

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall on backside of house

8.10 General Health and Safety/Site and Neighborhood Conditions
chipping and peeling paint on fence remove chipping or repaint.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
chipping and peeling inside of tub. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning broken fence in backyard repair or replace

remove garbage and debris from back yard.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard. remove

6.4 Building Exterior/Condition of Exterior Surfaces
hole on vent screen on back wall.

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = remove Garbage & Debris in Yard.

1.1 Living Room/Living Room Present
CORRECT ADDRSS: 37 MARINA WAY S
Please note the correct address on every route
CH- 7/24/26 Owner call in said there is no 1334 A Chanslor

8.1 General Health and Safety/Access to Unit
refused at door

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.5 Kitchen/Window Condition
replace missing screen

2.10 Kitchen/Stove or Range with Oven
chipping and peeling on range hood repaint or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of stove

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
7/22/2026 No access to unit as tenant not home and PM doesnt have key for unit.

1.3 Living Room/Electrical Hazards
outlet cover plates missing/damaged - repair/replace

1.8 Living Room/Floor Condition
carpeting badly worn/ damaged - repair/replace

2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher not draining properly - repair/replace

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and smoke detector in bonus area next to garage.

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - missing/inop

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

2.12 Kitchen/Sink
dishwasher not drain properly - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.
4/30/26- PM called in requesting a ext due to needing more time for repairs. Re-scheduled from 5/12 - 6/12. PM agreed. M.T

1.8 Living Room/Floor Condition
carpet worn/damaged - repair/replace
carpet tacs exposed - repair/replace

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke/Co detectors missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

3.12 Bathroom/Tub or Shower
tub diverter inop
drain stopper missing

4.5 Other Rooms/Window Condition
screens missing

1.1 Living Room/Living Room Present
JC-8-26-26 PM called in and requested a reschedule to the week after 9/4 because there will be no staff on site on the 4th. Rescheduled the 9/4 inspection to 10/21 (soonest date after) but explained it cannot be rescheduled again.

2.12 Kitchen/Sink
garbage disposal not working properly - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
2nd fl smoke/Co detector missing

2.5 Kitchen/Window Condition
replace missing screens

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. replace or repaint.

4.7 Other Rooms/Wall Condition
broken closet door repair or replace.

2.5 Kitchen/Window Condition
replace missing screens on sliding

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
chipping and peeling paint remove or repaint.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut over grown tress and grass in back yard.

2.5 Kitchen/Window Condition
replace missing screen

2.3 Kitchen/Electrical Hazards
hot and neutral rev. outlet repair or replace

4.3 Other Rooms/Elecrtical Hazards
hot and negative rev. outlet repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown trees and grass

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
open ground outlet repair or replace.

2.5 Kitchen/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
instal proper earthquake straps

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double dead bolt from front gate.

5.4 Secondary Rooms/Other Potential Hazardous Features
install smoke and co detector in basement, water heater location.

8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and co detector in common area inside home

1.4 Living Room/Security
security gate not lock is not working like designed. Repair or replace.
1.5 Living Room/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
non working range hood repair or replace.
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors.
4.7 Other Rooms/Wall Condition
remove black discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke detector.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7 Bathroom/Wall Condition
Complete repairs to wall above toilet
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
install missing smoke detector
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that his wife was sleep
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.5 Living Room/Window Condition
Window screen damaged, repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower
Low water pressure, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door
4.4 Other Rooms/Security
Door damaged, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Treat discoloration on wood panel ceiling

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heater inoperable, repair
2. Secure thermostat to wall
3. Electrical wall heater in front left bedroom inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut tall grass in yard

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2011)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing cabinet drawer front

3.3 Bathroom/Electrical Hazards
Replace damaged light switch

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

2.10 Kitchen/Stove or Range with Oven
Clean/remove excessive grease splatter on range hood

2.5 Kitchen/Window Condition
Clean/remove black discoloration on window & window seal

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- GFCI has no power and will not reset, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.3 General Health and Safety/Evidence of Infestation
1. Bath. = Evidence of Insect Infestation.

2.12 Kitchen/Sink
Dishwasher severely rusted inside, replace

2.11 Kitchen/Refrigerator
Replace missing door handle

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Clean/remove black discoloration on window & window seal

7.4 Heating and Plumbing/Water Heater
Discharge pipe detached, repair

3.6 Bathroom/Ceiling Condition
Repair hole on bathroom ceiling above shower head

1.5 Living Room/Window Condition
Clean/remove black discoloration on patio door & seal

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

1.3 Living Room/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle by patio door

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

2.4 Kitchen/Security
patio screen damaged - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
master bedroom toilet base loose -repair/replace

8.7 General Health and Safety/Other Interior Hazards
all smoke detectors cant exceed 10 year - replace

1.1 Living Room/Living Room Present
7-6-26 no show took picture sent email

8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate not stable secure - leaning - repair/replace

8.2 General Health and Safety/Exits
downstairs door not opening as designed - repair/replace

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
master bedroom GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
2nd fl smoke /Co detector inop

1.1 Living Room/Living Room Present
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

2.3 Kitchen/Electrical Hazards
light not working/turning on as designed - short/repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
bottom of front porch beam damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
back unit heater inop - repair/replace

3.12 Bathroom/Tub or Shower
shower cold handle not properly secured - repair/replace

4.10 Other Rooms/Smoke Detectors
garage bedroom smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing

1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop - unable to inspect heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
ceiling has discoloration - remove/repair/repaint
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window broken - safety hazard - repair/replace
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
5.2 Secondary Rooms/Security
garage locked unable to inspect
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
bedroom heater inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
side of house has overgrowth - cut/remove
1.1 Living Room/Living Room Present
CH-6-18-26 owner call in needs pre call 30 min prior 510-778-6678
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window
5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
basement smoke detector missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light inop - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.1 Bathroom/Bathroom Present
1. Shower head leaking, repair
2 Repair opening around plumbing underneath sink

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
JC-8-27-26 Owner requested a reschedule from the 28th to the 30th. R/S and sent email confirmation.

1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood filter screen

3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
ADDRESS IS 5525 BAYVIEW AVE 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5525 Bayview Ave

2.10 Kitchen/Stove or Range with Oven
Range hood operating switch damaged, repair or replace

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- Replace cracked receptacle underneath window

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases in hallway

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, replace

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
install water heater straps.

4.4 Other Rooms/Security
broken and damage door. repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working co detector.

4.8 Other Rooms/Floor Condition
soiled carpet. clean or replace.

2.8 Kitchen/Floor Condition
rip in flooring repair or replace.

2.10 Kitchen/Stove or Range with Oven
left rear and front burner is not getting hot. repair or replace

2.6 Kitchen/Ceiling Condition
hole and brown discoloration evidence of leak and water damage. repair or replace.

1.5 Living Room/Window Condition
sliding glass window is hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-851-9800 ALISON
Tenant no show 1:10pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector.

3.12 Bathroom/Tub or Shower
remove black discoloration

3.7 Bathroom/Wall Condition
remove Black discoloration

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet tank loose. repair or replace

4.5 Other Rooms/Window Condition
chipping and cracking on window seal. repair or replace

1.8 Living Room/Floor Condition
exposed nails ripped carpet. repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
pass with comment; low water pressure

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
8/24/26 inspector resulted as owner occupied. No proof of this has been provided by owner to office. Result changed to No Entry. Owner MUST provide proof of occupancy

4.7 Other Rooms/Wall Condition
Lower wall trim damaged , previous water damage

8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling from patio

8.1 General Health and Safety/Access to Unit
Secure patio screen

3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair

8.7 General Health and Safety/Other Interior Hazards
Wall trim damaged from previous water damage, repair or replace

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

2.11 Kitchen/Refrigerator
Refrigerator makes loud grinding noise while in use, repair or replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

8.7 General Health and Safety/Other Interior Hazards
CARBON MONOXIDE DETECTOR INOPERABLE, REPAIR OR REPLACE

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Repair hole on wall above hot water heater

2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

8.1 General Health and Safety/Access to Unit
Install patio door screen

8.4 General Health and Safety/Garbage and Debris
Remove excessive piles of dog feces on patio

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector (2011), exceeds 10 year life span
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint/rust present.
8.10 General Health and Safety/Site and Neighborhood Conditions
Remove appliance (deep freezer) off of patio
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle right side of stove
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.3 Bathroom/Electrical Hazards
Replace damaged light switch
2.12 Kitchen/Sink
1. Dishwasher inoperable, repair or replace

2. Secure dishwasher to countertop
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
2.12 Kitchen/Sink
Garbage disposal and dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Clear items behind door to allow it to open as designed
4.5 Other Rooms/Window Condition
Clear personal items to allow access to window (fire exit)
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Clean/remove discoloration in tub
3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on walls
3.7 Bathroom/Wall Condition
Clean/remove yellow discoloration on walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Outlet right of bedroom window has no power, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.7 Other Rooms/Wall Condition
Wall heater cover damaged, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge pipe not connected, repair
2.12 Kitchen/Sink
garbage disposal inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpet throughout unit heavily soiled, clean carpet
8.4 General Health and Safety/Garbage and Debris
Remove excessive recycling on patio
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
8.1 General Health and Safety/Access to Unit
Install patio door screen
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry locks on hall closets (x2)
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Install striker plate on bathroom door frame
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair as discharge pipe must be attached to hot water heater
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair or replace
7.4 Heating and Plumbing/Water Heater
Discharge line not attached, repair as discharge line must be attached to hot water heater.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
PROPERTY HAS BEEN SOLD
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 925-488-3502 ALISON PLEASE LEAVE A VOICEMAIL IF THEY DO NOT ANSWER
JC-9-22-26 Waive the 1st R/I fee if it does not pass next time. PC notes were not sent to inspector.
9/21/2026 Tenant no show 11:00am, picture submitted. Per previous note, this information was not provided as inspector did not receive pre call list for 9/21 inspection. Picture submitted.
1.1 Living Room/Living Room Present
please call 30min prior 9254883502
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1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
8.7 General Health and Safety/Other Interior Hazards
Unit must have one carbon monoxide detector per level.
7.4 Heating and Plumbing/Water Heater
water heater must have two earthquake safety straps. install another strap
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.3 Kitchen/Electrical Hazards
hot and neutral reverse repair or replace
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
vacant under construction
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
8.1 General Health and Safety/Access to Unit
no show - dog inside
1.1 Living Room/Living Room Present
8/28/2026 CALL 30MIN PRIOR 415-713-9584 OWNER MICHAEL SIT CALLED IN. NEEDS TO RESCHEDULE. IN THE PROCESS OF SELLING THE PROPERTY. MOVED FROM 9/22/2026 TO 10/22/2026 1PM-4PM. ALISON
3.3 Bathroom/Electrical Hazards
replace broken light cover
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling damage counter top. repair or replace.
2.10 Kitchen/Stove or Range with Oven
rust chipping and peeling on rangehood. resurface or replace.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards
non working outlet repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
missing outlet cover plate . repair or replace

2.12 Kitchen/Sink
non working garbage disposal repair or replace

7.4 Heating and Plumbing/Water Heater
install missing earthquake straps

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.5 Living Room/Window Condition
replace missing screens

2.3 Kitchen/Electrical Hazards
loose outlet cover plate. repair or replace

1.4 Living Room/Security
door frame and door damage hard to open and closed.
clutter behind door could not open it completely.
latched locks has been installed inside door. remove.

1.5 Living Room/Window Condition
personal items blocking sliding glass door. could not inspect and blocking egress. remove clutter.

7.4 Heating and Plumbing/Water Heater
closet door blocked by personal items and clutter could not inspect . remove clutter.

4.5 Other Rooms/Window Condition
personal items blocking window preventing egress, couldnt inspect

1.1 Living Room/Living Room Present
Section 8

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Section 8

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Section 8

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Section 8

1.1 Living Room/Living Room Present
CH-8-28-26 pre call 30 min prior 510-355-7518

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CH-8-28-26 pre call 30 min prior 510-355-7518

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Range hood light and screens missing, replace and repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

2.12 Kitchen/Sink
1. Secure kitchen faucet handle

2. Secure damaged subflooring under cabinets

2.11 Kitchen/Refrigerator
Repair or replace loose/missing refrigerator handle.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

3.12 Bathroom/Tub or Shower
Clean/remove discoloration inside of tub

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive clutter throughout unit

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Secure common area smoke detector to ceiling

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.12 Bathroom/Tub or Shower
Replace missing tub backing plate

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stored inside of unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.7 Bathroom/Wall Condition
Repair hole on wall by tub

8.7 General Health and Safety/Other Interior Hazards
Replace inoperable common area smoke detector

7.4 Heating and Plumbing/Water Heater
Discharge pipe not attached, repair

7.5 Heating and Plumbing/Water Supply
Low water pressure in kitchen, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove deep freezer from patio, appliances must be stores inside of unit

8.4 General Health and Safety/Garbage and Debris
Declutter unit, unable to complete inspection due to excessive amount of items being stored inside of unit

4.4 Other Rooms/Security
No clear access to room due to excessive amount of items on floor and hanging on door preventing entry. Tenant to clear items to allow access to room for inspection.
- Rooms must be inspected

3.4 Bathroom/Security
No access to bathroom, excessive amount of items preventing entry

8.2 General Health and Safety/Exits
Tenant to clear path to all fire exits in unit, excessive amount of items blocking access to doors and windows in unit.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

1.8 Living Room/Floor Condition
Carpeting heavily soiled, clean carpet
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
4.10 Other Rooms/Smoke Detectors
REPLACE, EXCEEDS 10 YEAR LIFE SPAN
7.4 Heating and Plumbing/Water Heater
1. Install discharge pipe, within 6" of floor.
- Wtr. Htr. = Missing Discharge Pipe.

2. Wtr. Htr. = Missing Pilot Light Cover.
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3301 at site
1.1 Living Room/Living Room Present
ADDRESS IS INVALID, there is no unit 3302 at site
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
- Replace nylon straps with earthquake straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, replace
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
8.7 General Health and Safety/Other Interior Hazards
NO ELECTRICITY IN UNIT, unable to complete inspection and check appliances
4.4 Other Rooms/Security
NO ACCESS, door locked
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal
4.7 Other Rooms/Wall Condition
Closet door off track, repair

3.12 Bathroom/Tub or Shower
Right bathroom
- Tub diverter pull knob missing, replace

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.5 Other Rooms/Window Condition
Move bunk bed blocking window (fire exit)

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.12 Kitchen/Sink
Repair leak at faucet base

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.4 Bathroom/Security
Door damaged, tenant caused damage. Replace

3.3 Bathroom/Electrical Hazards
Light inoperable, repair

3.7 Bathroom/Wall Condition
Repair large hole on wall across from toilet

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace

2.7 Kitchen/Wall Condition
Repair tenant caused wall damage

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to wet soiled carpet in unit

8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit

7.2 Heating and Plumbing/Safety of Heating Equipment
All baseboard heaters in unit damaged, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room thermostat cover missing, replace

4.4 Other Rooms/Security
Replace tenant caused damage to door, damaged beyond repair

4.8 Other Rooms/Floor Condition
Flooring heavily soiled and water soaked, repair. Tenant caused damage to flooring.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- multiple outlets missing cover plates

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Replace or remove damaged closet doors

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
8.1 General Health and Safety/Access to Unit
Replace missing patio screen handle/ lock mechanism
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink
garbage disposal inop
4.4 Other Rooms/Security
remove key lock from bedroom door
unable to inspect room
2.10 Kitchen/Stove or Range with Oven
hood range vent fan very loud - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.12 Bathroom/Tub or Shower
2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4 Other Rooms/Security
remove key pad lock from bedroom door
unable to inspect locked
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
top stair outside of unit not stable - repair/replace
1.7 Living Room/Wall Condition
wall left of front door has bubbling - remove/repair/repaint
7.2 Heating and Plumbing/Safety of Heating Equipment
water heater earthquake straps missing/not secured - repair/replace
4.4 Other Rooms/Security
remove deadbolt lock from master bedroom closet
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
countertop peeling - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway co detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
unable to inspect bedroom due to dog being loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower
tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security
patio door not locking
3.13 Bathroom/Ventilation
vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower
faucet back plate not properly secure - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
cabinet door off hinge
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace

2.12	Kitchen/Sink
	garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
4.4	Other Rooms/Security
	bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower
	faucet back plate not secure - repair
2.12	Kitchen/Sink
	garbage disposal inop
2.10	Kitchen/Stove or Range with Oven
	hood range light inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector - inop/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink clogged - repair
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven
	unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity
	hallway light inop
2.11	Kitchen/Refrigerator
	interior light inop
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
7.2	Heating and Plumbing/Safety of Heating Equipment
	earthquake strap missing
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector not secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.6	Other Rooms/Celing Condition
	bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower
	H/C handle not secure
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector missing
4.4	Other Rooms/Security
	remove key latch from interior bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	dish washer not draining properly - repair/replace
1.8	Living Room/Floor Condition
	carpeting throughout unit worn/damaged/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition
	ceiling has discoloration - remove/repaint
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	stair right side hand railing coming from parking lot not stable/loose - repair/replace
4.4	Other Rooms/Security
	bedroom door knob installed backwards - repair/replace
2.12	Kitchen/Sink
	dish washer not draining properly - repair/replace
2.12	Kitchen/Sink
	garbage disposal inop
	sink clogged not draining - repair/replace

1.4	Living Room/Security patio has and overload of items on patio - clear egress
1.3	Living Room/Electrical Hazards outlet not secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.4	Bathroom/Security hallway bathroom towel rack missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink draining slow - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower shower wall repair incomplete - paint
1.4	Living Room/Security patio door not locking metal framing exposed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink kitchen faucet not secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet back plate not secure - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure- repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub spout back plate not secure
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - repair/repaint hall way tub diverter inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
1.4	Living Room/Security patio door not closing - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector miss/inop
7.2	Heating and Plumbing/Safety of Heating Equipment hole in water heater wall - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater pressure release pipe has gap in the line - repair

3.12	Bathroom/Tub or Shower tub faucet spout not secure - repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches base of patio beam has dry rot - repair
3.4	Bathroom/Security remove latch from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub back plate loose - repair
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpeting in 2x bedrooms worn/damaged - repair/replace
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling bubbling - repair/repaint ceiling has discoloration -m remove/repaint/repaint
1.4	Living Room/Security patio door not locking large amount of discoloration patio seal - remove/repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub spout back plate not secure - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security bedroom door knob installed backwards - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.1	Bathroom/Bathroom Present hallway bathroom tub spout back plate not secure - repair
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure in 2x bathrooms - repair hallway tub diverter inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of storage door worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
1.4	Living Room/Security patio door not locking - repair/replace
3.12	Bathroom/Tub or Shower tub spout back plate not secure - repair
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose
1.4 Living Room/Security
patio door not locking - repair/replace
7.4 Heating and Plumbing/Water Heater
earthquake strap missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.4 Living Room/Security
patio door not locking
7.4 Heating and Plumbing/Water Heater
pressure release pipe has gap in pipe - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose
2.12 Kitchen/Sink
dishwasher not working properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
1.4 Living Room/Security
patio door lock not working properly
2.12 Kitchen/Sink
dishwasher inop & not secure - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
1.8 Living Room/Floor Condition
carpeting in unit worn/damaged - repair/replace
3.7 Bathroom/Wall Condition
wall next to tub bubbling - repair/replace
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
7.4 Heating and Plumbing/Water Heater
pressure release discharge pipe missing
earthquake straps missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector - missing/inop
2.1 Kitchen/Kitchen Area Present
faucet base loose
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
7.4 Heating and Plumbing/Water Heater
water heater pressure release piping missing
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-685-2626 OWNER IS 5MIN AWAY FROM UNITS. NEEDS TO KNOW WHICH PROPERTY INSPECTOR IS GOING TO FIRST. SANTA FE OR WATER ST PROPERTIES. ALISON
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

2.3 Kitchen/Electrical Hazards
open ground outlet GFCI will not trip and reset. repair or replace.

2.12 Kitchen/Sink
dishwasher seal damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-18-26 to 10/22/26 PM can not do it in the afternoon 30 min pre-call 510-847-3835

7.4 Heating and Plumbing/Water Heater
install proper earth quake straps
install pressure relief pipe

5.4 Secondary Rooms/Other Potential Hazardous Features
washroom fan very loud - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
back of counter caulking worn/damaged - repair/recaulk

3.12 Bathroom/Tub or Shower
tub not draining properly

2.12 Kitchen/Sink
garbage disposal inop

2.10 Kitchen/Stove or Range with Oven
hood range light inop

1.4	Living Room/Security patio door not locking
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards CO detector missing/inop
2.10	Kitchen/Stove or Range with Oven hood range fan rubbing - repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.4	Heating and Plumbing/Water Heater discharge pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.4	Heating and Plumbing/Water Heater pressure release pipeline missing
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing/inop
7.4	Heating and Plumbing/Water Heater discharge release pipeline missing
3.7	Bathroom/Wall Condition wall repair incomplete above shower - paint
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink faucet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
7.4	Heating and Plumbing/Water Heater pressure discharge pipeline missing
3.12	Bathroom/Tub or Shower tub spout backplate not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room heater cover damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
bathroom ceiling has discoloration - remove/repair
3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop exceeds 10yr - replace
Co detector missing
2.12 Kitchen/Sink
garbage disposal inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
above shower has discoloration - remove/repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
2.10 Kitchen/Stove or Range with Oven
hood range light inop
3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
1.1 Living Room/Living Room Present
CH-7-31-26 spk w owner is out of town r/s from 8-7-26 to 8-31-26 pre call number 510-244-4656
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
discoloration around outside of basin - remove
1st floor sink not draining properly - repair
3.12 Bathroom/Tub or Shower
discoloration around top of shower - remove
2nd fl tub peeling - resurface/repair/replace
3.5 Bathroom/Window Condition
discoloration in window frame - remove
4.4 Other Rooms/Security
remove key locks from 3x bedrooms
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector missing/inop
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temp control cover missing unable to test heater - repair/replace
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
1.5 Living Room/Window Condition
Exterior window frame dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Remove discoloration on window and window seal

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

3.4 Bathroom/Security
Remove keyed entry lock from bathroom door

4.5 Other Rooms/Window Condition
Clean/remove discoloration from bedroom windows and window seals

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

3.4 Bathroom/Security
Remove keyed entry lock from door

5.3 Secondary Rooms/Electrical Hazards
Replace cracked receptacle by water heater

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

1.6 Living Room/Ceiling Condition
Repair crack/hole on ceiling.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seals

1.1 Living Room/Living Room Present
CH-8-31-26 r/s from 9-10-26 to 9-30-26 owner will not be in town

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.2 General Health and Safety/Exits
Remove excessive amount of items being stored on interior stairwell

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove, can retain oil and become fire hazard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair

4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet

3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2014)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detectors on lower level and level 2

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common are smoke detector lower level, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style door knob on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace old/ install common area smoke detectors level 1 and lower level

8.1 General Health and Safety/Access to Unit
Install deadbolt and turn style knob on rear door

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install common area smoke detector level 2

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Damaged outlet presents an electrical hazard.
- Replace burnt GFCI receptacle

8.2 General Health and Safety/Exits
Remove items being stored on interior stairs and hanging at bottom of stairwell.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle right side of kitchen sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath bedroom window

4.5 Other Rooms/Window Condition
Clean/remove discoloration and cobweb build up on window and window seals

2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present

1.3 Living Room/Electrical Hazards
Replace cracked receptacle at entry to hallway

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Common area smoke detector inoperable, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet will not flush, repair (master bedroom)

8.4 General Health and Safety/Garbage and Debris
Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.

8.1 General Health and Safety/Access to Unit
Install door knob on front security gate

8.7 General Health and Safety/Other Interior Hazards
Install common are smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.
- NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.3 Kitchen/Electrical Hazards
1. Repair outlet left of stove, hot/neutral reverse

2. Replace damaged receptacle right of kitchen sink

1.1 Living Room/Living Room Present
8/31/2026 OWNER EMAILED REQUESTED TO RESCHEDULE. PER OWNER- tenant has been very uncooperative in allowing access. EMAILED OWNER ADVISED I HAVE 10/9/2026 11AM-2PM. OWNER RESPONDED AND CONFIRMED. ALISON

1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON

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1.1 Living Room/Living Room Present
JC9-1-26 Mgr called in and requested this inspection be moved to the 8th with the others. Rescheduled to 10/8 and mailed new notices

2.10 Kitchen/Stove or Range with Oven
front right burner inop
3.4 Bathroom/Security
door peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temp control inop unable to test heater - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet door peeling badly - repair/replace
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. PRICE CALLED TO RESCHEDULE 5 UNITS. STILL DOING SOME RENOVATIONS AND HE HAS DR. APPTS. MOVED FROM 9/2/2026 TO 10/9/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANTS. ALISON
1.1 Living Room/Living Room Present
Gate code #1455 -JC 9/1
JC-9-1-26 Spoke to the tenant and reschedule the 9/16 inspection to 10/6. Tenant advised he cannot be there on that day and advised the owner is almost always out the country. Gate code above (check reschedule record if needed)
1.1 Living Room/Living Room Present
8/31/26 received proof of section 8
6/26/2026 tenant no show 10:24am, picture submitted.
1.8 Living Room/Floor Condition
carpeting throughout unit worn/damaged - repair/replace
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-305-7775 _JC 9/1
JC 10/1 30 min pre-call to 510-730-9605 (owner called today during the window with a second number but confirmed the first works) I explained it would be added for the 2nd visit if needed.
No show 10:25 am
1.1 Living Room/Living Room Present
ADDRESS IS 628 CHANSLOR AVE

Address is incorrect. Correct address is 628 Chanslor Ave. Per OutSource It, owner will need to resubmit paperwork with correct address. Notified owner of this issue and how to correct it.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.6 General Health and Safety/Interior Stairs and Common Halls
remove clutter from stairs and behind front door.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint repair or replace
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-944-8756
9/1/2026 OWNER MARIANN CALLED. WILL BE OUT OF THE COUNTRY FROM 9/15/2026 TO 10/23/2026.
REQUEST FOR 10/28/2026. CONFIRMED 10/28/2026 11AM-2PM.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
8.1 General Health and Safety/Access to Unit
unit is being remodel, currently under construction. could not inspect.
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
2.12 Kitchen/Sink
loose and leaking faucet. repair or replace.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing like its designed. repair or replace
7.4 Heating and Plumbing/Water Heater
install earthquake strap
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1
1.8 Living Room/Floor Condition
torn carpet trip hazard. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
30 MIN PRE-CALL 323-828-0714 - JC 9/1

2.12 Kitchen/Sink
leaking faucet repair or replace
1.1 Living Room/Living Room Present
JC-9-1-26 Spoke to the owner and rescheduled the 10/14 inspection to 10/22 (owner will be out of town) advised him to alert the tenant
1.1 Living Room/Living Room Present
JC-9-1-26 tenant called in and advised she has a dr appt on the 4th. Rescheduled to 9/24
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.4 Living Room/Security
patio door lock not working properly - repair/replace
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
1.1 Living Room/Living Room Present
Property was sold
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
family occupied
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
family occupied
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
remove key lock from closet door
1.1 Living Room/Living Room Present
9/1/2026 OWNER MR. CHU CALLED. REQUEST TO RESCHEDULE. WILL BE TRAVELING. ANYTIME AFTER 10/5/2026. MOVED FROM 9/24/2026 TO 10/14/2026 1PM-4PM. MR. CHU CONFIRMED. ALISON
1.8 Living Room/Floor Condition
floor slates have gaps as well as coming up underneath table floor mate
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/repalce
faucet handle not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
crack in hallway wall/threshold - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.5 Living Room/Window Condition
exterior window frame damaged/dry rot - repair /replace
2.1 Kitchen/Kitchen Area Present
exterior window frame damaged/dry rot - repair /replace
1.1 Living Room/Living Room Present
Property was sold
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
3.13 Bathroom/Ventilation
clean dust from fan vent
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
ADDRESS IS INCORRECT, 609 is a detached unit not associated with owner. Owner will email with proof of correct address so it can be scheduled per OutSource It 9/1/2026.
1.1 Living Room/Living Room Present
Tenant no show 1:12pm, pre called owner whom was under impression unit was scheduled for 9/3/2026. Per OutSource It this is a valid inspection as date has already been rescheduled. Picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Install stove in unit, vacant unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.11 Kitchen/Refrigerator
Secure freezer door gasket
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.3 Bathroom/Electrical Hazards
Bathroom light inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet handle
8.7 General Health and Safety/Other Interior Hazards
Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10 Kitchen/Stove or Range with Oven
Clean/remove grease splatter on stove and range hood.
2.10 Kitchen/Stove or Range with Oven
1. Range hood light inoperable, repair

2. range hood filter screen missing, replace
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- GFCI on left side of countertop missing cover plate, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Install window screen by laundry appliances in garage
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Outlet left of window has no power, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10 Kitchen/Stove or Range with Oven
Range hood filter screen missing, replace
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit adequate for unit size
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair. Thermostat has no display.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.2 Heating and Plumbing/Safety of Heating Equipment
Clear items in front of heater (fire hazard)
1.6 Living Room/Ceiling Condition
Repair peeling paint/bubbling
5.3 Secondary Rooms/Electrical Hazards
Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean/remove discoloration on window and window seal
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Install patio door screen
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink Clogged.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Replace common area smoke detector, exceeds 10 year life span (2008)
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle right side of tv
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
3.12 Bathroom/Tub or Shower
Resurface tub
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI by kitchen sink

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on stove and range hood.
4.5 Other Rooms/Window Condition
Move items blocking access to window, no access to window
3.5 Bathroom/Window Condition
Clean window discoloration
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2000)
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
8.4 General Health and Safety/Garbage and Debris
Remove appliances being stored in shared carport area.
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent missing cover by front door, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub, rust present
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater inspection.
1.1 Living Room/Living Room Present
30 MIN PC 510-706-4834
JC-9-1-26 Mgr emailed requesting an ext. Rescheduled to 10/23
4/30/26- Spoke to tenant, she stated she was home and was a no show. Added pre-call for next insp. M.T

4-30-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
tub constantly drips - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence damaged /not stable - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove-repaint
3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/replace
shower tiles - need grouting - repair
4.4 Other Rooms/Security
remove key lock from bedroom door
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
7.4 Heating and Plumbing/Water Heater
unable to inspect due water heater no access enclosed - repaor/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
remove key lock from bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater missing - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.4 Heating and Plumbing/Water Heater
pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door
3.5 Bathroom/Window Condition
window frame damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.4 Heating and Plumbing/Water Heater
water heater enclosed not accessible to inspect
3.4 Bathroom/Security
door peeling - repair/repaint
4.7 Other Rooms/Wall Condition
large crack in bedroom wall - repair/repaint
4.5 Other Rooms/Window Condition
bedroom screen missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/2/26- Spoke to tenant who requested a re-schedule due to being of of town on 9/18 and would prefer to be present. Moved insp to 10/07 11-2pm. T agreed. M.T
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink basin peeling and cabinet door damaged - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit worn/bunching/damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.8 Kitchen/Floor Condition
floor damaged - repair/replace
2.5 Kitchen/Window Condition
exterior window frame damaged/dry rot - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in hallway wall - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 MIN PC 510-860-8247

9/2/26- Spoke to T and confirmed new date (10/8). M.T
1.5 Living Room/Window Condition
exterior window frame has damaged/dry rot - repair/replace

1.1 Living Room/Living Room Present
9/2/26- Spoke to PMs assistant, wa returning PMs call to re-schedule unit. Moved insp from 9/3 to 9/18 11am-2pm. PM agreed. M.T

1.1 Living Room/Living Room Present
9/2/26- received voicemail from tenant to re-schedule tomorrows insp to 9/17. I left a detailed msg advising that date is not available but i will move it to 9/18 11am-2pm and to cb if that does not work. M.T

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.1 Living Room/Living Room Present
JC-9-2-26 O reached out last week advising they have video footage of the inspector entering this unit to conduct the inspection on 7/24. Confirmed with Antoine yesterday that he believes he incorrectly marked this unit as a no show when it should have been a pass. Updated the result to a pass. I called the owner and left a detailed voicemail explaining the result has been updated (and also advised 1334 CHANSLOR 4 record has been notated with the correct address 37 MARINA WAY S)

1.1 Living Room/Living Room Present
9/2/26- Spoke to O who stated repairs are not done. Re-scheduled unit from 9/4 to 10/1 between 1-4pm. M.T

4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-9-2-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/9. Teant is not available and would like to be present

8.1 General Health and Safety/Access to Unit
gate locked can not enter property.

8.1 General Health and Safety/Access to Unit
gate locked could not enter property home looks abandon

8.1 General Health and Safety/Access to Unit
gate locked could not enter property. home look abandon.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
1. Range hood vent screen missing, replace

2. Replace rusted drip pans

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCi in kitchen by sink
2.12 Kitchen/Sink
Kitchen sink has a major leak.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, light and fan not working. Repair
1.3 Living Room/Electrical Hazards
Replace Wall Electrical Outlet.
- replace damaged receptacle left side of patio door
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
2.3 Kitchen/Electrical Hazards
Install GFCi protected receptacle by kitchen sink
8.2 General Health and Safety/Exits
Clear items in unit to allow access/ clear path to fire exits
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality due to poor housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
1. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
2. Common throughout unit = Lack of ventilation causing discoloration
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on vent fan
3.12 Bathroom/Tub or Shower
Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace removed carbon monoxide detector
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.6 Other Rooms/Celing Condition
1. Repair cracks on ceiling
2. Tenant to clean cobwebs and discoloration
1.5 Living Room/Window Condition
Clean/remove discoloration on windows
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector removed, replace

8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Light at entry of unit inoperable, repair
4.6 Other Rooms/Celing Condition
Repair cracks on ceiling
5.4 Secondary Rooms/Other Potential Hazardous Features
Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, replace
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
5.4 Secondary Rooms/Other Potential Hazardous Features
1. Laundry room missing light switch cover plate, replace

2. Install smoke detector/CO2 detector in laundry room
7.4 Heating and Plumbing/Water Heater
1. Discharge pipe not long enough - must reach within 6" of ground.

2. Earthquake straps needed on top and bottom.
3.12 Bathroom/Tub or Shower
Recaulk inside of tub unit
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet left of window
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat has no display. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show, upper right unit 1:11pm. Picture submitted.
1.1 Living Room/Living Room Present
9/2/2026 Tenant no show 1:26pm, lower unit. Picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replaced cracked receptacle underneath window
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.3 Kitchen/Electrical Hazards
Replace cracked receptacle right side of refrigerator
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- left wall
- underneath window
8.7 General Health and Safety/Other Interior Hazards
Replace cracked receptacle in hallway underneath fuse panel
2.12 Kitchen/Sink
Dishwasher inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.3 Other Rooms/Elecrtical Hazards
Declutter room, unable to access or visibly see any outlet in room

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-260-6566
9/3/2026 OWNER CALLED GILBERT NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/15/2026 TO 10/29/2026 11AM-2PM. GILBERT CONFIRMED. ALISON

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-332-3329 OWNER COMING FROM OAKLAND. ALISON
JC-9-2-26 O called in about ten min after the inspector sent the no show photo. O was upset because there was a detour in her drive to get to the rental. Asked if the inspector could return, but he was already out of the area. Advised O but expressed frustration although she rcvd a pre-call as requested and the inspector went out.
8/4/2026 OWNER LORETTA CALLED NEEDS TO RESCHEDULE. SHE WILL BE OUT OF TOWN AND RETURNING AFTER 10/6/2026. ASKED IF SHE CAN DO EARALIER, SAID YET. MOVED FROM 9/24/2026 TO 9/2/2026 1PM-4PM. LORETTA CONFIRMED. ALISON

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
JC-9-3-26 Spoke to the owner who called and advised she is out of town, and the tenants are not available. Rescheduled from 9/4 to 10/7. Owner advised there are two additional units at this site not in our records emailed her so that we can get them added.

1.1 Living Room/Living Room Present
COMPLAINT INSPECTION: ROACH INFESTATION, BROKEN LOCKS ON SECURITY DOORS. PLEASE CONDUCT FULL INSPECTION
JC-9-3-26 CALL TENANT AT (510) 938-7022 UPON ARRIVAL FOR ACCESS (tenant name is Mr. Wilson) <--- ((((NOTE ON ROUTE))))

1.1 Living Room/Living Room Present
Complaint: DRYER DOES NOT WORK. TENANT FEELS IT IS A FIRE HAZARD. REPORT OF MISSING SMOKE DETECTORS AND EXPIRED CO DETECTOR.
30 MIN PRE-CALL 510-691-2793
JC-9-3-26 Spoke to the tenant and scheduled 9/18

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 11:38am, picture submitted.

9/3/2026 Tenant no show 11:00am, picture submitted.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 12:45pm, picture submitted
6/5/2026 Tenant no show/minor present 1:05pm. Unable to enter unit as the only person present was a minor. Picture submitted.
7-20-26 no show owner occupied, owner has not submitted any proof of owner occupancy to office
9/3/2026 Individual at residence stated that uni tis owner occupied and paperwork has been submitted. Picture submitted 9:15am.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:40am, picture submitted. Lower left unit, ring camera inoperable.

6/5/2026 tenant no show 1:00pm, picture submitted
7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:00am, spoke with tenant through ring camera. Picture submitted.

1.1 Living Room/Living Room Present
4/28/2026 Tenant no show 11:43am, picture submitted
6/5/2026 Tenant no show 1:00pm, picture submitted.
7-20-26 no show took picture sent email
9/3/2026 Tenant refused entry 9:05am, stetted he was not aware of inspection. Picture submitted.

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

6-15-26 no show took picture sent email

7-20-26 no show took picture sent email
9/3/2026 Tenant no show 9:27am, picture submitted.

1.1 Living Room/Living Room Present
CH-7/6/26 from 7/24/26 to 8/4/26 tenant is out of town will be back 8/3/26

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom by sink

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

1.1 Living Room/Living Room Present
9/3/2026 Tenant no show 9:38am, no response to knocking on door or doorbell. PM present and no response from tenant via phone. Picture submitted.

1.5 Living Room/Window Condition
Clean and remove cobwebs and discoloration from window and window seal.

1.7 Living Room/Wall Condition
Clean discoloration on wall right side of window

2.10 Kitchen/Stove or Range with Oven
Replace range hood, current one has peeling paint and rust

2.11 Kitchen/Refrigerator
Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair/replace damaged caulking behind bathroom sink
3.12 Bathroom/Tub or Shower
Clean discoloration above shower on walls
4.5 Other Rooms/Window Condition
Clean and remove cobwebs and discoloration on window and window seal.
4.7 Other Rooms/Wall Condition
Repair damaged wall above window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Carpeting throughout unit is soiled, clean carpet throughout unit.
3.13 Bathroom/Ventilation
vent not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
6-4-26 no show property management no access to unit
1.1 Living Room/Living Room Present
no unit # 13
no unit # 13
9/3/2026 There is no unit 13 at site
3.4 Bathroom/Security
remove key lock from bathroom door
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
smoke detector missing/inop
1.1 Living Room/Living Room Present
4/23/2026 Tenant no show 11:00am, picture submitted. Actual address is 723 21st St, right side of duplex. No response to knocking on door or doorbell.

7/21/2026 Tenant no show 11:13am, picture submitted

9/3/2026 Tenant no show 1:00pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
4.3 Other Rooms/Elecrtical Hazards
Replace damaged light switch cover plate
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases from walls throughout unit
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
1.1 Living Room/Living Room Present
6/5/2026 Owner was under the impression that his units were granted a extension, verified with OutSource that the inspections were still scheduled for today.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanently mounted heat source in unit, no heater in unit.
1.1 Living Room/Living Room Present
7-22-26 no show property management no access tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil
3.3 Bathroom/Electrical Hazards
GFCI outlet missing cover plate
3.12 Bathroom/Tub or Shower
tub spout not properly secure - repair/replace
4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear all items from around/on top of water heater
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke detector exceeds 10yr - replace
1.1 Living Room/Living Room Present
COMPLAINT:
her kitchen sink has been leaking for months, and
the washer in the shared laundry room has been leaking into the hallway and neighboring units. Elevator does not work

JC-9-3-26 Spoke to the tenant and scheduled 9/10pm
1.1 Living Room/Living Room Present
9/3/26 occupied by owners grandson

6/30/2026 Tenant no show 11:00am, picture submitted.
7-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 r/s from 9/16/26 to 10/7/26 tenant will be out of town spk with owner
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
tub caulking worn/damaged - repair/recaulk/replace
4.4 Other Rooms/Security
remove deadbolt from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching badly - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent screen cover missing
3.5 Bathroom/Window Condition
window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-4-26 spk with owner r/s from 9/30/26 to 10/22/26 work will not be done by 9/30 maint man is sick
CH-7-27-26 pre call 30 min prior 510-847-5233
1.8 Living Room/Floor Condition
carpeting in unit badly worn/bunching/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard fence missing slats not stable/leaning - repair/replace
1.1 Living Room/Living Room Present
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to re-schedule the inspection to a Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
30 MIN PC 925-338-1562

9/4/26- Spoke to T who requested to reschedule inspection to A Tuesday. Moved insp from 10/14 to 10/6. T agreed. M.T

1.1 Living Room/Living Room Present
9/4/2026 OWNER TIM MCNAMARA CALLED AND NEEDS TO RESCHEDULE. UNIT IS VACANT AND IS UNDER MAJOR RENO. COULD BE 4-6 WEEKS. ADVISED WE CAN RESCHEDULE FROM 9/10/2026 TO 10/28/2026 11AM-2PM FOR NOW. IF STILL NEEDS MORE TIME WE CAN RE-VISIT AND RESCHEDULE. TIM CONFIRMED. 415-519-8994 ALISON

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. remove and clear
leaning fence in backyard repair or remove
remove old appliances from backyard

8.7 General Health and Safety/Other Interior Hazards
install co detector in common area.

2.10 Kitchen/Stove or Range with Oven
right two burners and oven not working repair or replace

2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is deteriorated. This represents a major defect which must be corrected. countertops next to sink.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
replace missing screens

4.6 Other Rooms/Celing Condition
Remove black discoloration

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace

1.1 Living Room/Living Room Present
9/4/26- spoke to owner who is leaving the country on 10/13 and returning 10/20. Re-scheduled to move insp off of 10/15. Re-scheduled unit to 10/29 between 1-4pm. O agreed. M.T

1.1 Living Room/Living Room Present
9/4/26- Spoke to owner, he requested to re-schedule insp off of 10/15 due to being out of country. Moved insp to 10/29 between 1-4pm. O agreed. M.T

2.5 Kitchen/Window Condition
broken frame on outside of window may cause deterioration repair or replace.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

3.12 Bathroom/Tub or Shower
Tub/Shower Fixture Needs Replacement. non working divertor repair or replace
Tub/Shower Faucet Knob(s) Damaged / Missing.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating hand rail and steps

1.4 Living Room/Security
chipping and peeling paint on front door repaint or remove

1.7 Living Room/Wall Condition
chipping and chipping paint on wall above heater.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

5.3 Secondary Rooms/Electrical Hazards
garage: exposed wiring in ceiling and walls . cover or remove

4.4 Other Rooms/Security
Remove keyed lock from interior door.

5.2 Secondary Rooms/Security
remove key locks

8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector

8.4 General Health and Safety/Garbage and Debris
Ext. Yard = Garbage & Debris in Yard. old appliances

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.7 General Health and Safety/Other Interior Hazards
install CO and smoke detector in common area
2.12 Kitchen/Sink
Disposal not functioning. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working oven and burner repair or replace
2.6 Kitchen/Ceiling Condition
bubbling brown discoloration evidence of water damage and or leak. repair
1.5 Living Room/Window Condition
Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
repair non working heater
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking chipping and peeling inside Repair/Replacement.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace.
remove black discoloration
1.4 Living Room/Security
damage and torn security doors on front and rear cut hazard
front door hard to lock. repair or replace
1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
3.12 Bathroom/Tub or Shower
The tub, shower deteriorated caulking recaulk tub.
3.7 Bathroom/Wall Condition
Repair wall hole behind door.
3.5 Bathroom/Window Condition
remove black discoloration
4.4 Other Rooms/Security
Remove keyed lock from interior door.

damage door and frame repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
1st and 2nd Floor = Non working heat source. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke and CO detectors
2.13 Kitchen/Space for Storage, Prep and Serving
Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
8.4 General Health and Safety/Garbage and Debris

cut overgrown grass and trees

repair or replace leaning/missing fence right side

Ext. = remove Garbage & Debris around Unit.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Ext. = Porch Deteriorating rotted boards on front and rear porch.
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds. cut and remove

1.5 Living Room/Window Condition
all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet throughout unit clean or replace.

install smoke and CO detector in common areas

2.5 Kitchen/Window Condition
Window is severely deteriorated and no long able to keep out the elements.
replace missing screens

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet drawers.

3.8 Bathroom/Floor Condition
soft and spongy evidence of water leak. repair or replace

3.12 Bathroom/Tub or Shower
leaking tub. repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Repair wall hole.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
gate locked could not enter property.

1.1 Living Room/Living Room Present
LISTED OWNER IS DECEASED AND PROPERTY WAS SOLD

8.1 General Health and Safety/Access to Unit
no show - gate locked could not enter property.

7.4 Heating and Plumbing/Water Heater
water heater pressure release pipeline missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

1.5 Living Room/Window Condition
screen missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink caulking worn- repair/recaulk

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.12 Kitchen/Sink
caulking worn/damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
pressure release pipeline not going outside - repair/replace

7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing

1.8 Living Room/Floor Condition
gaps in flooring - repair/replace

1.1 Living Room/Living Room Present
5/22/2026 Tenant no show, owner present and doesnt have key for unit. Picture submitted
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

1.3 Living Room/Electrical Hazards
Replace missing ceiling light fixture, wiring exposed.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:42am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

2.12 Kitchen/Sink
Dishwasher inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Receptacle underneath window has hot/neutral reverse, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke alarm, low audible alert

1.1 Living Room/Living Room Present
7/20/2026 Tenant no show 9:38am, picture submitted.
9/4/2026 NO ACCESS as gate leading to units locked. Inspector stayed at site for over 15 minutes with no access. Picture submitted at 10:30am.

3.5 Bathroom/Window Condition
1. Window lock mechanism missing, replace

2. Window screen damaged, repair

4.5 Other Rooms/Window Condition
Window lock missing, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing exterior dryer vent covers

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
6/22/2026 Tenant no show 10:12am, picture submitted.
7/22/2026 Tenant no show 1:50pm, picture submitted.
9/4/2026 Tenant no show 11:25am, picture submitted.

1.1 Living Room/Living Room Present
ADDRESS IS 841 S 41ST
3/25/2026 Address is non existent. 41st street ends at the 600 block
5-6-26 no show no address
6-22-26 no show no address
7/22/2026 TENnt no show 1:45pm, picture submitted. No response from ring camera or knocking on front door.

1.1 Living Room/Living Room Present
NOTE ON ROUTE: PLEASE RING THE RING DOORBELL HARD. TENANT MAY NOT HEAR KNOCKS (3 STORY UNIT) 7/8 JC
6-26-26 no show took picture sent email

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
1st floor toilet base loose - repair/repalce

1.1 Living Room/Living Room Present
7-22-26 no show took picture sent email

2.6 Kitchen/Ceiling Condition
Repair peeling paint

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Secure rear stair handrail

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Hallway outlet has open grounds and missing cover plate, repair

1.1 Living Room/Living Room Present
3/23/2026 Tenant no show, owner present and does not have key for unit.
6/8/2026 Owner states tenant is hospitalized and he has no access to unit. Picture submitted 11:45am.
2.3 Kitchen/Electrical Hazards
Ceiling light fixture inoperable, evidence of water leak Repair
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window (fire exit)
8.1 General Health and Safety/Access to Unit
Clear items blocking access to front door
4.3 Other Rooms/Elecrtical Hazards
6/8/2026 Previous no access to room
Replace cracked outlet underneath window
4.4 Other Rooms/Security
install door knobs on door
4.3 Other Rooms/Elecrtical Hazards

2. Outlet on right wall has hot/neutral reverse, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
30 min pre-call 510-684-3192
9/1/2026 OWNER SANDRA CALLED REPAIRS DONE. REQUEST TO MOVE UP RE-INSPECTION. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. SANDRA CONFIRMED. ALISON

JC-8-13-26 Spoke to the owner and rescheduled the 10/9 inspection to 8/18 (owner wants the inspection scheduled as soon as possible while the unit is vacant) pre-call to the number above. Please note the pre-call was not on the route so the first inspection resulted in a no entry. Advised we would waive (1) R/I fee if a re-inspection is needed.
8/11/2026 Tenant no show 1:13pm, picture submitted.
1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Holes around plumbing under sink.
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
1. Shower head leaking, repair

2. Repair hole around plumbing underneath bathroom sink

Unable to save under bathroom fails
1.1 Living Room/Living Room Present
Address is 5527 Bayview Ave
8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

Address is 5527 Bayview Ave
3.12 Bathroom/Tub or Shower
Repair leak behind cold water control knob
4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- CENTER WALL

1.1 Living Room/Living Room Present
Address is 5529 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

4.5 Other Rooms/Window Condition
Repair right side of interior window frame, evidence of water damage

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Address is 5531 Bayview Ave 8/27/2026 OWNER CALLED REPAIRS COMPLETED. REQUEST TO MOVE UP INSPECTIONS. WILL BE LEAVING TOWN 9/15/2026. MOVED FROM 10/7/2026 TO 9/4/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY ALL TENANTS. ALISON

3.12 Bathroom/Tub or Shower
Tub diverter is inoperable as tub runs at same time as shower, repair

3.6 Bathroom/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle underneath window

7.4 Heating and Plumbing/Water Heater
water heater enclosed unable to inspect

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

3.13 Bathroom/Ventilation
vent covered in dust clean/ remove

4.4 Other Rooms/Security
remove key lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.8 Other Rooms/Floor Condition
bedroom has gaps in floor - repair/replace

1.1 Living Room/Living Room Present
9-2-26 no show property management no access to unit dog loose

1.6 Living Room/Ceiling Condition
damaged bubbling - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater

8.7 General Health and Safety/Other Interior Hazards
hallway smoke exceeds 10yr - replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.4 Other Rooms/Security
remove key lock & deadbolt from bedroom door
door frame damaged - repair/replace

7.4 Heating and Plumbing/Water Heater
clear items from around water heater
repair holes in water heater room back wall

1.6 Living Room/Ceiling Condition
has discoloration - repair/repaint

8.6 General Health and Safety/Interior Stairs and Common Halls
has discoloration - repair/repaint

3.6 Bathroom/Ceiling Condition
has discoloration - repair/repaint

3.12 Bathroom/Tub or Shower
caulking in tub worn - repair/replace/recaulk

4.4 Other Rooms/Security
remove latch from inside of bedroom door

4.6 Other Rooms/Celing Condition
has discoloration - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet handle not properly secure - repair/replace
toilet base loose - repair/replace
2.8 Kitchen/Floor Condition
lip at entry way damaged - repair
2.13 Kitchen/Space for Storage, Prep and Serving
drawer damaged - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
30 min pre-call 510-915-1615
4/29/2026 Tenant no show 1:00pm, pre called owner as requested @12:30pm, voicemail full and not accepting new voicemails. Pictures submitted of no show and pre call attempt.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12 Kitchen/Sink
faucet loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle damaged/not working properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl shower handle not stopping/working as designed
4.10 Other Rooms/Smoke Detectors
2nd fl bedroom smoke detector missing
4.6 Other Rooms/Celing Condition
2nd fl bedroom ceiling has large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
1.1 Living Room/Living Room Present
CH-6-29-26 Pre call 323-394-8852 gate code 642
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.4 Bathroom/Security
remove key lock from bathroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat inop unable to test heater
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12 Bathroom/Tub or Shower
tub diverter inop in 2x bedrooms - repair/replace
hallway tub overflow plate missing/damaged - repair/replace
3.3 Bathroom/Electrical Hazards
hallway GFCI outlet missing
1.3 Living Room/Electrical Hazards
doorbell wires exposed and damaged/missing - repair/replace
3.4 Bathroom/Security
remove key lock from bathroom door

4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing/inop
2.12	Kitchen/Sink
	garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
4.4	Other Rooms/Security
	remove key lock from garage bedroom door
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters
	gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security
	remove key lock from bathroom door
3.12	Bathroom/Tub or Shower
	overflow plate damaged/missing - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector missing
3.12	Bathroom/Tub or Shower
	H/C handle not stopping as designed - repair/replace
	tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater
	clear egress blocking access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions
	backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit
	garage door inop - repair/replace
2.12	Kitchen/Sink
	dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present
	master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security
	remove key lock from 3x bedroom doors
1.4	Living Room/Security
	front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards
	hallway smoke detector inop
	basement smoke detector missing
	garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation
	wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
8.2	General Health and Safety/Exits
	clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security
	remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards
	GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	backyard deck badly worn/damaged - repair/repalce
7.4	Heating and Plumbing/Water Heater
	water heater pressure release pipeline missing
1.4	Living Room/Security
	front door weather stripping worn/damaged - repair/replace

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully
1.1	Living Room/Living Room Present 9-3-26 no show took picture sent email
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint
1.1	Living Room/Living Room Present 9-3-26 no show tenant stated they werent notified - took picture sent email
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace

1.1 Living Room/Living Room Present
Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection

1.1 Living Room/Living Room Present
9-3-26 no show tenant refused entry took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector not working properly - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show tenant refused entry stated they werent notified took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

8.7 General Health and Safety/Other Interior Hazards
remove key lock from hallway closet door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from bathroom door

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

4.4 Other Rooms/Security
entry floor bedroom locked unable to inspect
remove key lock from bedroom door

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
2nd fl toilet base loose - repair/replace

3.4 Bathroom/Security
door knob not properly secure - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

3.8 Bathroom/Floor Condition
entry flooring damage/missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email

3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms

5.3 Secondary Rooms/Electrical Hazards
install GFCI outlet in garage next to sink/water

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

8.7 General Health and Safety/Other Interior Hazards
1st fl hallway smoke detector missing/inop

3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter - inop/missing - repair/replace

4.3 Other Rooms/Elecrtical Hazards
bedroom light not properly secure - repair/replace

1.4 Living Room/Security
patio screen door damage/missing/not on track - repair/replace
8.7 General Health and Safety/Other Interior Hazards
replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors
4.10 Other Rooms/Smoke Detectors
smoke detector missing/exceeds 10yr in 2x bedrooms
4.4 Other Rooms/Security
remove key lock from bedroom door
2.3 Kitchen/Electrical Hazards
light has short - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard gate leaning badly - repair/replace
backyard exterior outlets throughout yard not working as designed - repair/replace
1.1 Living Room/Living Room Present
9-4-26 no show took picture sent email
8.3 General Health and Safety/Evidence of Infestation
roach infestation - treat/remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
Per owner scroll on the callbox until you find unit #75. Select it and it will call the tenant for access. Owner number is 650-422-8246 if needed.
1.1 Living Room/Living Room Present
call 30 min prior 510-715-4804 -JC 9/8/26
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-9-8-26 Spoke to the owner who advised he will not be available on 9/29. Rescheduled his 4 units to 10/7 and mailed new notices.
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1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.12 Bathroom/Tub or Shower
caulking very badly worn/damaged - recaulk/repair/replace
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink

garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.1 General Health and Safety/Access to Unit
clear egress to patio door access
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink chipped/hole - repair/replace/resurface
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.12	Bathroom/Tub or Shower tub faucet not properly secure
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security hole in bedroom door - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater in bedroom 2 inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
8.7	General Health and Safety/Other Interior Hazards Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
1.1	Living Room/Living Room Present 7-9-26 no show took picture sent email
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.4	Other Rooms/Security Repair door, door hinge damaged

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
(right window)

1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email

3.6 Bathroom/Ceiling Condition
Ceiling has severe peeling paint, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior dryer vent on shared common exterior wall missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
1. Heaters inoperable, repair

2. Living room heater control knob missing, replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace

2.12 Kitchen/Sink
Faucet base spraying water, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Surface rust in sink, repair

4.6 Other Rooms/Celing Condition
Evidence of water damage, repair

2.3 Kitchen/Electrical Hazards
Install GFCI outlets by kitchen sink

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

1.1 Living Room/Living Room Present
7/9/2026 tenant no show 9:48am, picture submitted.

2.3 Kitchen/Electrical Hazards
Left GFCI receptacle inoperable, replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub enclosure

3.13 Bathroom/Ventilation
Bathroom ventilation fan inoperable, repair or replace

3.4 Bathroom/Security
Repair / replace damaged door frame. Install striker plates on door frame

3.6 Bathroom/Ceiling Condition
Treat ceiling as it has severe discoloration

3.7 Bathroom/Wall Condition
Treat walls as they have severe discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.5 Other Rooms/Window Condition
Move items blocking window (fire exit)

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as heater control knob missing, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace

1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:00am, picture submitted

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace

2.12 Kitchen/Sink
1. Garbage disposal inoperable, repair

2. Dishwasher inoperable, repair

3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace

3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on walls
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
4.4 Other Rooms/Security
Repair damaged door
4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
8.1 General Health and Safety/Access to Unit
Install patio door screen
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
4.5 Other Rooms/Window Condition
Window screen damaged, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:10am, picture submitted.
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle left of heater
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair rust in bathroom sink
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
3.13 Bathroom/Ventilation
Ventilation fan makes loud grinding noise, repair or replace
3.4 Bathroom/Security
1. Door knob damaged, replace

2. Install striker plates
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition

2. Install window screen
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in living room
8.1 General Health and Safety/Access to Unit
Install patio door screen
1.7 Living Room/Wall Condition
Clean/remove discoloration on patio door frame
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.2 General Health and Safety/Exits
Move bedding blocking living room patio door (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.3 Kitchen/Electrical Hazards
Replace burnt receptacles in kitchen
3.6 Bathroom/Ceiling Condition
Clean discoloration ceiling
3.7 Bathroom/Wall Condition
Clean discoloration on bathroom walls
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds 10 year life span
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector removed, no gas appliances in unit. Install if PM deems needed. Other units have C02 installed.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, 11:12am picture submitted
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Repair damaged patio door track, bottom right side is damaged
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show 11:17am, picture submitted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
1.1 Living Room/Living Room Present
JC-5-8-26 Tenant called in to review the fails, and report management has not made all repairs yet. Tenant seemed to have anxiety about the responsibility. Explained repairs/replacements should be handled by owner generally.
8.1 General Health and Safety/Access to Unit
Front security gate damaged, repair/replace or remove
1.1 Living Room/Living Room Present
7/9/2026 tenant no show 11:19am, picture submitted
9/8/2026 No entry as tenant not home and dogs are loose inside. PM present and aware 11:00am.

1.3 Living Room/Electrical Hazards
Replace damaged receptacle on right wall
3.12 Bathroom/Tub or Shower
Shower head leaking, repair
4.4 Other Rooms/Security
Install door knobs and hardware
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Secure patio screen door
8.3 General Health and Safety/Evidence of Infestation
Recently vacated unit, knat infestation in unit
8.4 General Health and Safety/Garbage and Debris
Discard items left in unit from previous tenant
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
1.1 Living Room/Living Room Present
7-9-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair rust in sink

2. Low water pressure, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace smoke detector, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of recycling being stored on patio
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
9/8/2026 Tenant no show 11:05am, no entry with PM as they dont have a key for unit.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI receptacles by sink
2.5 Kitchen/Window Condition
Repair interior window seal, damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet constantly runs, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Replace missing drawer front
3.7 Bathroom/Wall Condition
Repair wall above shower head
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Door damaged, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9-8-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Ventilation fan inoperable, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.
2.13 Kitchen/Space for Storage, Prep and Serving
countertop damaged/worn - repair/replace
1.4 Living Room/Security
1. Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.4 Bathroom/Security
Door has peeling paint, repair
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair
1.1 Living Room/Living Room Present
7/9/2026 Tenant no show, no access with PM as notice for entry not posted.

9/8/2026 Tenant no show, unable to enter unit with PM due to loose dog inside of unit.
2.10 Kitchen/Stove or Range with Oven
front right burner not working properly - repair/replace
2.12 Kitchen/Sink
garbage disposal not properly secured and leaking - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector - missing/inop
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
2.12 Kitchen/Sink
Exterior of dishwasher door rusted, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair as drains through air gap
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater has a lot of smoke coming from it while in use, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection
4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
1.1 Living Room/Living Room Present
7/10/2026 Tenant no show, no access to unit as PM doesnt have key for unit
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Missing drawer front, replace
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector/ carbon monoxide detector removed, replace
8.4 General Health and Safety/Garbage and Debris
Clean/remove clutter in unit
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Address discoloration in tub (Tenant responsibility)
2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition
Repair hole on wall behind door
3.8 Bathroom/Floor Condition
Repair damaged flooring, previous no entry in bathroom for inspection
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has large amount of discoloration - repair/replace
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking on top of shower worn/damaged - recaulk /repair
ceiling above shower has discoloration - remove/repaint
1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON
2.4 Kitchen/Security
door to basement not staying closed as designed - repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-604-6142
9/8/2026 SPOKE WITH OWNER REQUEST JUST A COUPLE MORE DAYS DELAY. COMING BACK FROM OUT OF COUNTRY. MOVED FROM 10/21/2026 TO 10/23/2026 9AM-12NOON. LISA (OWNER) CONFIRMED. ALISON

8/25/2026 OWNER CALLED TO RESCHEDULE. OWNER WILL BE OUT OF TOWN FROM 10/5/2026 TO 10/20/2026. MOVED FROM 10/8/2026 TO 10/21/2026 1PM-4PM. WILL NOTIFY TENANTS. (ALSO HAS AN ISSUE WITH THE FAIL ITEM FOR UNIT A (CHIPPING AND PEELING PAINT-STOVE OVEN. ADVISED IT SHOULD BE VENT HOOD OR BY CABINETS. ADVISED WILL CHECK WITH INSPECTOR. ALISON
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint replace or repaint

1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL TO TENANT SAMUEL 707-654-0450
complaint: ROACH INFESTATION
JC-9-9-26 Spoke to the tenant scheduled 9/16pm (complaint sent by Nikansha) called O and advised of concern.
1.1 Living Room/Living Room Present
30 MIN PC 510-381-1176
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
30 min pre-call 510-693-5444 to owner -JC 9/9
1.1 Living Room/Living Room Present
JC-9-9-26 Owner called and asked if the 9/15 inspection can be moved to 9/18. Tenant is not available.
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

5-1-26 No show took picture sent email
6-16-26 no show tenant stated they werent notified
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
porch flooring damaged - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has large amount of overgrowth - cut/remove
1.1 Living Room/Living Room Present
NO notes explaining RS from 9/18 to 10/23.
JC-9-16-26 Pm emailed and requested an extension for repairs but additionally advised the unit is to be sold. R/S from 9/18 to 10/23
9/8/26 property is vacant and being prepped for sale

30 min pre-call (510)418-0826 -JC 6/22
5-4-26 no show took picture sent email
6-17-26 no show took picture sent ema
8.10 General Health and Safety/Site and Neighborhood Conditions
under renovation
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.

2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4-21-26 no show no access to property took picture sent email
5-22-26 No show no access to property took picture sent email
6-16-26 no show tenant stated it was rescheduled for the 27th
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 11:22am, picture submitted
3.12 Bathroom/Tub or Shower
Resurface tub
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

4/7/2026 Tenant no show 10:49am, picture submitted
7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
2.6 Kitchen/Ceiling Condition
Clean/remove yellow discoloration on ceiling and walls
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
1.1 Living Room/Living Room Present
9/9/26- Spoke to O who requested to re-schedule insp from 9/17 to 10/8 due to not being available. I spoke with Jen and she approved one last re-schedule. Moved insp to 10/8 between 1-4pm. M.T

7/27/2026 Tenant no show, unable to enter unit with PM as there is a legal dispute in progress. Picture submitted.
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
8.3 General Health and Safety/Evidence of Infestation
mice infestation treat/remove
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway closet doors off track
1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace

4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance - remove/repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater control knob missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1. Repair damaged caulking

2. Resurface sink

3. Replace missing drawer front
4.7 Other Rooms/Wall Condition
Peeling paint on closet doors, repair or replace
8.1 General Health and Safety/Access to Unit
Repair damaged patio screen door
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Replace missing heater control knob in right bedroom
4.5 Other Rooms/Window Condition
Fixed portion of window rusted, repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.7 Bathroom/Wall Condition
hole in wall - repair/repaint
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.12 Bathroom/Tub or Shower
Resurface tub
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Address peeling paint on walls
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap. Repair as drain must go through garbage disposal.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
1.3 Living Room/Electrical Hazards
Replace burnt receptacle left of heater
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.4 Bathroom/Security
Install strriker plate on door frame
4.3 Other Rooms/Elecrtical Hazards
Replace burnt receptacle left of window

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
3.13 Bathroom/Ventilation
Clean dust build up on vent fan
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
GATE CODE 003# - TENANT WILL BUZZ YOU IN -JC 9/9
1.1 Living Room/Living Room Present
GATE CODE: 1198
3.3 Bathroom/Electrical Hazards
hall bath - open ground outlet repair or replace.

master bath- open ground outlet repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake straps
1.1 Living Room/Living Room Present
CH-7-24-26 Pre call 30 min prior 415-244-1274
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repaint or replace.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.1 General Health and Safety/Access to Unit
no show dog barking inside grey house white trim.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector.
4.5 Other Rooms/Window Condition
replace damage screen.
8.1 General Health and Safety/Access to Unit
557 is the unit number
4.5 Other Rooms/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
3.4 Bathroom/Security
remove keylock T
3.3 Bathroom/Electrical Hazards
non working GFCI outlet open ground and will not trip or reset.
4.4 Other Rooms/Security
remove keylock
2.10 Kitchen/Stove or Range with Oven
right front burner not working repair or replace.
3.12 Bathroom/Tub or Shower
missing damage tile/soap dish repair or replace.
4.4 Other Rooms/Security
remove keylock
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
replace smoke detector
4.4 Other Rooms/Security
remove keylock
8.6 General Health and Safety/Interior Stairs and Common Halls
replace smoke detector
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector
1.4 Living Room/Security
Install striker plate on dor frame

2.10 Kitchen/Stove or Range with Oven
1. Unable to inspect, unplugged for renovations in vacant unit

2. Replace rusted drip pans
2.11 Kitchen/Refrigerator
Unable to inspect, taped up for renovations in unit
2.12 Kitchen/Sink
Faucet has constant drip, repair
2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right of stove
3.12 Bathroom/Tub or Shower
shower head - leaking repair/replace
3.3 Bathroom/Electrical Hazards
Vacated unit
wall light fixture missing, install
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
4.4 Other Rooms/Security
Door damaged, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair. Living room and bedroom heaters
1.1 Living Room/Living Room Present
CH-4-14-26 pre call 510-330-8665
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.7 Bathroom/Wall Condition
Repair damaged WALL ABOVE SHOWER ENCLOSURE
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/rust. Replace
2.5 Kitchen/Window Condition
Lower portion of window rusted, repair or replace
3.13 Bathroom/Ventilation
Ceiling fan/light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
1. Oven door does not close as designed, repair
2. Range hod vent screen missing, replace
2.12 Kitchen/Sink
Faucet has constant drip, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub
2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
4.5 Other Rooms/Window Condition
Lower portion of window rusted, repair or replace
8.1 General Health and Safety/Access to Unit
Patio door lock inoperable, repair
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, control knob missing in living room. Repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by kitchen sink
3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle by sink
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Lower portion of window is rusted, repair or replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heaters inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Left side of window will not close as designed, repair
4.5 Other Rooms/Window Condition
bedroom screen missing
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.5 Bathroom/Window Condition
Window screen damaged, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on bathroom ceiling
8.1 General Health and Safety/Access to Unit
Security gate damaged, repair/replace or remove
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace range hood as it has peeling paint and rust
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
4.5 Other Rooms/Window Condition
Window rusted, repair or replace

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
4.7 Other Rooms/Wall Condition
Closet doors off track, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Bedroom 1 heater control knob missing, replace
2.12 Kitchen/Sink
1. Faucet as constant drip, repair
2. Dishwasher inoperable, repair
3.13 Bathroom/Ventilation
vent fan inoperable, repair
3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
4.5 Other Rooms/Window Condition
1. Window must be openable and remain open without props.
2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace
8.2 General Health and Safety/Exits
Move furniture blocking patio door (fire exit)
3.13 Bathroom/Ventilation
Bathroom vent fan inoperable, repair
4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.13 Bathroom/Ventilation
Vent fan making loud grinding noise, repair
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

4.5 Other Rooms/Window Condition
Move furniture blocking window (fire exit), no access for inspection

7.2 Heating and Plumbing/Safety of Heating Equipment
Living room heater damaged, repair

8.4 General Health and Safety/Garbage and Debris
Tenant to declutter unit and address poor housekeeping

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Living room heater control knob missing, replace

8.7 General Health and Safety/Other Interior Hazards
Replace missing common area smoke detector

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

2.7 Kitchen/Wall Condition
Repair crack on wall right side of window

4.5 Other Rooms/Window Condition
Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

1.7 Living Room/Wall Condition
Repair large cracks on walls

2.3 Kitchen/Electrical Hazards
1. Install GFCI protected receptacles by sink

2. Replace damaged receptacle left of sink, replace with GFCI

2.6 Kitchen/Ceiling Condition
Ceiling fan has severe wobbling while in use, repair or replace

2.7 Kitchen/Wall Condition
Repair peeling paint on walls

3.13 Bathroom/Ventilation
Vent fan inoperable, repair

3.7 Bathroom/Wall Condition
Light fixture severely rusted, replace

4.5 Other Rooms/Window Condition
Address discoloration on window as it is not on surface level for tenant to clean

2.10 Kitchen/Stove or Range with Oven
hood range fan very loud - repair/replace

4.10 Other Rooms/Smoke Detectors
2x bedroom smoke detectors missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
4.4 Other Rooms/Security
bedroom door of hinges - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
2.10 Kitchen/Stove or Range with Oven
front burner inop /plug not secure - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater fan very loud
4.10 Other Rooms/Smoke Detectors
Replace smoke detector
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
6-14-26 no show property management no access to unit
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
3.13 Bathroom/Ventilation
Ceiling fan inoperable, repair
2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace
3.12 Bathroom/Tub or Shower
Shower head leaking in rear
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
3.12 Bathroom/Tub or Shower
faucet spout not properly secure - repair/replace
3.13 Bathroom/Ventilation
vent fan inop - repair/replace
4.4 Other Rooms/Security
bedroom closet doors off track - repair/replace
4.2 Other Rooms/Electricity/Illumination
master bedroom closet light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.
3.13 Bathroom/Ventilation
fan very loud - repair/replace
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
9-10-26 no show property management no access to unit

1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
hallway smoke missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.7 General Health and Safety/Other Interior Hazards
install smoke detectors in bedrooms 1-4

replace missing CO detector
1.5 Living Room/Window Condition
replace missing screen
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing CO detector
8.6 General Health and Safety/Interior Stairs and Common Halls
replace non working CO detectors
1.3 Living Room/Electrical Hazards
open ground outlet under window repair or replace.
3.5 Bathroom/Window Condition
replace missing screen
4.5 Other Rooms/Window Condition
replace missing screens
8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.
8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
replace non working CO in common area
2.12 Kitchen/Sink
Kitchen sink faucet has a leak. and loose. repair or replace
2.10 Kitchen/Stove or Range with Oven
non working front left burner. repair or replace

range hood fan not working. repair or replace
1.7 Living Room/Wall Condition
remove black discoloration from all wall and ceiling around heater
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet Tank Lid Missing or needs replacement.
3.7 Bathroom/Wall Condition
broken mirror repair or replace
3.12 Bathroom/Tub or Shower
low water pressure repair or replace.
1.3 Living Room/Electrical Hazards
replace missing cover plates on outlet.
non working outlet repair or replace
2.12 Kitchen/Sink
Kitchen sink faucet has a major leak.
2.10 Kitchen/Stove or Range with Oven
non working front left burner repair or replace.

rangehood fan not working repair or replace
1.7 Living Room/Wall Condition
remove black discoloration caused by heater.
3.4 Bathroom/Security
broken door repair or replace
3.12 Bathroom/Tub or Shower
low water pressure. repair or replace

1.3 Living Room/Electrical Hazards
Non-working outlet may be hazardous. repair or replace

replace missing cover plate

8.1 General Health and Safety/Access to Unit
gate locked couldnt enter property

8.1 General Health and Safety/Access to Unit
gate locked could not enter property

8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector

2.12 Kitchen/Sink
Dishwasher inoperable as control knob is missing, replace

3.4 Bathroom/Security
Door damaged (Tenant caused), replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

3.12 Bathroom/Tub or Shower
caulking in tub worn/damaged - repair/recaulk/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater knob missing

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

4.5 Other Rooms/Window Condition
blinds damaged - repair/replace

1.1 Living Room/Living Room Present
JC-5-21-26 Granted extension from 5/29 to 7/14. Property manager needs more time to make repairs. Advised we would not extend the re-inspection further.

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop

1.6 Living Room/Ceiling Condition
living room ceiling cracked/damaged - repair/repaint

1.7 Living Room/Wall Condition
wall around patio door discolored - remove/repair/repaint

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range fan screen missing - replace

2.5 Kitchen/Window Condition
dining area window frame rusted - repair/remove/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
overflow corroded - repair/resurface/replace

3.13 Bathroom/Ventilation
fan inop

3.6 Bathroom/Ceiling Condition
discoloration - remove/repaint

4.4 Other Rooms/Security
closet doors of track

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
railing on front porch missing screw not secure - repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater inop

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

7.2 Heating and Plumbing/Safety of Heating Equipment
Bedroom heater knob missing, replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low water pressure, repair
4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace
4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Rust in sink, reglaze sink or replace
3.12 Bathroom/Tub or Shower
Peeling paint in tub enclosure, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has corrosion - resurface/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
3.7 Bathroom/Wall Condition
wall next to tub damaged - repair/repaint
2.12 Kitchen/Sink

dishwasher not closing properly and rusted inside - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink chipping - repair/resurface/replace
4.4 Other Rooms/Security
bedroom door striker plate missing
1.7 Living Room/Wall Condition
hole in living room wall - repair/repaint
2.10 Kitchen/Stove or Range with Oven
hood range fan peeling - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
1.1 Living Room/Living Room Present
6-15-26 no show property management no access to unit
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink overflow is corroded - resurface/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet runs - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room heater fan inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.5 Other Rooms/Window Condition
bedroom window frame rusted - remove/repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
8.10 General Health and Safety/Site and Neighborhood Conditions
Site security doors inoperable, doors are open and not secured. Repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches. Severe roach infestation throughout unit
8.4 General Health and Safety/Garbage and Debris
Remove excessive trash on exterior of site. Scattered trash in rear of complex. Remove old furniture thrown in rear of complex.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.6 Other Rooms/Celing Condition
1. Address discoloration on ceiling

2. Repair cracks on walls and ceiling, cockroach infested and coming out of walls

3.8 Bathroom/Floor Condition
Repair/replace damaged flooring

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector/ carbon monoxide detector

2.10 Kitchen/Stove or Range with Oven
Range hood microwave damaged, repair, remove or replace

8.1 General Health and Safety/Access to Unit
Site security gates are not operating, repair as doors must be locked or have the ability to be locked

2.12 Kitchen/Sink
Garbage disposal has evidence of leak and gunky material on exterior, repair or replace

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen drawer fronts

8.10 General Health and Safety/Site and Neighborhood Conditions
Laundry room missing smoke detector, replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

8.7 General Health and Safety/Other Interior Hazards
CO detector is missing battery or batteries. replace non working CO detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.5 Other Rooms/Window Condition
Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.

3.12 Bathroom/Tub or Shower
master bath room- Recaulk tub.

8.4 General Health and Safety/Garbage and Debris
Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.

8.10 General Health and Safety/Site and Neighborhood Conditions
cut and remove overgrown trees and bushes.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

8.1 General Health and Safety/Access to Unit
no show - 9/11/2026 white house red trim

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
unit address is 5140

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

8.1 General Health and Safety/Access to Unit
unit address is 5150

8.1 General Health and Safety/Access to Unit
unit address 5160

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

3.12 Bathroom/Tub or Shower
1. Shower head leaking in rear, repair

2. Resurface or repair peeling paint/rust in tub

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry of kitchen missing cover plate, replace missing cover plate

8.1 General Health and Safety/Access to Unit
Patio light inoperable. repair

3.12 Bathroom/Tub or Shower
Clean discoloration inside of tub

1.1 Living Room/Living Room Present
JC-7-29-26 The route was sent to JH on 7/22 as he was set to cover the route for AC. Sterling advised that they did not receive the route yesterday 7/28. The inspections were not conducted. Called the owner and left a detailed voicemail ADVISED IN MY VOICEMAIL IT WAS NOT DONE DUE TO AN EMERGENCY. Advised rescheduled to 9/11 between 1-4pm (mailed new notices to T AND O)

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.10 General Health and Safety/Site and Neighborhood Conditions
Ext. = Overgrown Grass/Weeds.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair

1.4 Living Room/Security
hard to open and closed. repair or replace.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
9/11/2026 Unit seems to be single dwelling home. Unable to locate additional units as door through gate was knocked on and door off side street. No response from either door. Picture submitted.

1.1 Living Room/Living Room Present
UNIT IS 421 not 421B

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2002)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
install smoke and co detector

1.6 Living Room/Ceiling Condition
Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.

8.2 General Health and Safety/Exits
Outlet by rear door missing cover plate, replace

2.10 Kitchen/Stove or Range with Oven
No stove/oven in unit. Install

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to clean discoloration/ dead bugs on windows and window seals

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps.

8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds. cut and remove

6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint on back side of home. repaint

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

3.12 Bathroom/Tub or Shower
diverter not not functioning correctly. repair or replace

deteriorated caulking Recaulk tub.

3.3 Bathroom/Electrical Hazards
Non-working broken light switch may be hazardous.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
loose bottom step repair or replace

2.4 Kitchen/Security
remove double deadbolt keylock from back door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

8.10 General Health and Safety/Site and Neighborhood Conditions
repair leaning fence
2.12 Kitchen/Sink
sink leaking - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door under sink not properly secure
4.10 Other Rooms/Smoke Detectors
bedroom smoke detectors missing
1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace
2.12 Kitchen/Sink
dishwasher not draining working/properly draining properly - repair/replace
3.13 Bathroom/Ventilation
clear fan of dust
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
bedroom wall heater knob hard to turn - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
dishwasher leaking - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit.
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show 11:00am, unable to enter unit with PM as there is no key for unit. Picture submitted.

5/26/2026 Tenant no show 12:00pm, unable to enter unit with PM as there is no key for unit. Picture submitted.
7-17-26 no show property management no access to unit
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
dishwasher inop not draining properly - repair/replace
water leaking from underneath sink
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector exceeds 10 yr - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
living room wall heater fan inop - repair/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.12 Bathroom/Tub or Shower
shower wall and tub peeling - repair/replace
top of shower peeling/damaged - repair/recaulk/repaint
4.5 Other Rooms/Window Condition
bedroom window off track - repair/replace
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/26 to 7/9 but advised the units will not be rescheduled again.
4/13/2026 Tenant no show, unable to enter unit as PM has no key for unit 11:34am. Picture submitted
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
3.12 Bathroom/Tub or Shower
Tenant supplied shower head leaking in rear, repair or replace with standard shower head
1.1 Living Room/Living Room Present
4-13-26 no access dog present in unit
1.1 Living Room/Living Room Present
4/13/2026 Tenant no show1:00pm, unable to enter unit with PM due to loose dogs. Picture submitted.

5/26/2026 Tenant no show 1:05pm, unable to enter unit with PM due to loose dogs. Picture submitted.
9-11-26 unable to enter unit with PM due to loose dogs.

2.12 Kitchen/Sink
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub /shower peeling - repair/resurface/replace
caulking around top of shower damaged -repair/recaulk
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - remove/repaint
1.1 Living Room/Living Room Present
JC-5-19-26 Spoke to the manager who requested an extension for repairs. Per property manager, they are short staffed and unable to complete repairs by the scheduled dates. Rescheduled from 5/27 to 7/10 but advised the units will not be rescheduled again.
4/14/2026 tenant no show, unable to enter unit with PM as tenants dog is loose inside of unit. Picture submitted
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- Right window will not stay open as designed, repair
- Lower fixed window rusted, repair or replace
1.1 Living Room/Living Room Present
4/14/2026 Tenant NO SHOW 1:00PM, unable to enter unit with PM as no key available. Picture submitted

5/27/2026 Tenant no show, unable to enter unit with PM as key isnt available for this unit. Lock has been changed by tenant.. Picture submitted.
2.12 Kitchen/Sink
constantly drips - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing/inop
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show 10:06AM, UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
5-28-26 no show UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
patio wire cover not properly secure - repair/replace
1.1 Living Room/Living Room Present
4-14-26 no show no access to unit due to dog
5/27/2026 Tenant no show 10:32am, no access to unit with PM was no key is available for this unit. Picture submitted.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit
1.1 Living Room/Living Room Present
4/15/2026 Tenant no show, unable to enter unit with PM as no key is available.
5-28-26 UNABLE TO ENTER UNIT AS PM DOESNT HAVE KEY FOR UNIT
2.10 Kitchen/Stove or Range with Oven
right rear burner missing - repair/replace
2.12 Kitchen/Sink
sink drips - repair/replace
dishwasher inop - repair/replace
3.12 Bathroom/Tub or Shower
tub peeling - repair/resurface/replace
3.13 Bathroom/Ventilation
fan inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom window rusted at base - repair/repalce
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control knob missing - repair/replace
1.4 Living Room/Security
patio door not locking properly - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
4/17/2026 Tenant no show 10:09am, unable to enter unit with PM as key for unit has been changed. Picture submitted.
6-1-26 no show unable to enter unit with PM as key for unit has been changed.
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
4/20/2026 Tenant no show, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

6/2/2026 Tenant no show 11:15am, unable to enter unit with PM as the locks have been changed by tenant and office doesnt have key. Picture submitted.

1.4 Living Room/Security
patio door not locking properly - repair/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing/inop

4.5 Other Rooms/Window Condition
bottom of bedroom window rusted - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window is present

4.5 Other Rooms/Window Condition
Lower fixed window rusted, repair or replace

1.1 Living Room/Living Room Present
4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.13 Bathroom/Ventilation
Vent fan inoperable, repair or remove as window present

3.8 Bathroom/Floor Condition
Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.

4.5 Other Rooms/Window Condition
Move headboard blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Secure patio screen

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.

1.1 Living Room/Living Room Present
4-16-26 no show no access to unit

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
4-17-26 no show no access to unit
6-1-26 no show management no key to access unit
7-17-26 no show property management no access to unit
9-11-26 no show property management no access to unit

1.1 Living Room/Living Room Present
7/22/2026 Tenant no show 1:00pm, picture submitted

1.1 Living Room/Living Room Present
4/14/2026 Tenant no show 9:48am, unable to enter unit with PM as no key available. Picture submitted.5/27/2026 Tenant no show 10:18am, no access with Pm as key for door has been changed by tenant. Picture submitted.
7-17-26 no show property management no access to unit

2.10 Kitchen/Stove or Range with Oven
over door handle damaged - repair/replace
2.5 Kitchen/Window Condition
window screen not secure - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater next to patio door inop - repair/replace
2.11 Kitchen/Refrigerator
refrigerator light inop -repair/replace
3.1 Bathroom/Bathroom Present
unable to inspect bathroom - tenant refused
4.4 Other Rooms/Security
unable to inspect bedroom tenant refused
1.1 Living Room/Living Room Present
NOTE FOR ROUTE: PLEASE CHECK THE BACK WOODEN DECK AND STAIRS IN UNIT ON NEXT SCHEDULE DATE -JC 7/8/26
jc-7-8-26 Tenant called in and advised the inspector did not look at the back deck, and it is very damaged (tenant advised she did not mention it because the LL was present). Advised I would add a note for the next visit
5-7-26 No show took picture sent email

8-5-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove 3x deadbolts from bedroom doors
5.4 Secondary Rooms/Other Potential Hazardous Features
washroom smoke detector inop
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch has gap in stairs/porch as well as hand rail not secure - safety hazard - repair/replace
back yard deck boards and steps not stable /worn - safety hazard - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway wall has cracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-16-26 to 10-5-26 tenant has doctor appts. Pre call 30 min prior 510-919-7417
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
CH-9-14-26 Pre call 30 min prior 707-205-7196
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner who requested to reschedule. Rescheduled from 9/16 to 9/29 owner advised tenant does not speak English so he would like to be there but may not be available on the 29th (the 28th is currently full) advised him ok to cb to change the date if it will not work since we didnt have a date that worked at the time of our call.
1.1 Living Room/Living Room Present
JC-9-14-26 Owner requested to move the 9/18 inspection to the 16th. Tenant is out of the country but can have someone there. R/s to the 16th.
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21 to 10-16-26 tenant will not be there per owner
1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant who called and requested to reschedule. Rescheduled from 9/15 to 10/16 (nothing available sooner). Tenant advised she just moved in and cannot be ready for tomorrow.

1.1 Living Room/Living Room Present
GATE CODE IS #1470 (TRY #1407 IF THAT DOESNT WORK) CALL OWNER IF ANY ISSUES 510-230-7888

9/14/2026 OWNER MRS. KILLIAN CALLED. REQUEST EXT DUE O HIP REPLACEMENT SURGERY. SHES RECOVERING. REPAIR WILL BE DONE BY 10/30/2026. MOVED FROM 9/18/2026 TO 10/30/2026 9AM-12NOON. OWNER CONFIRMED. ALISON

8/26/26- O called in requesting an ext due to having hip surgery and can not physically make repairs at the moment. Spoke to Jen and she confirmed we can re-schedule once to end of OCT but O will have to cb end of next week when we have more openings. O agreed. M.T
6/29/2026 Tenant no show 1:35pm, picture submitted.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the tenant and rescheduled the 10/13 inspection to 10/28 (tenant was the one that originally called in). I thought her requested the 13th but it was the 30th
JC-7-29-26 Tenant called in on 7/16 to advise the inspection was conducted and failed although the result was listed as a no entry. Checked with the inspector and determined the inspection did fail. Called the tenant back and left a detailed voicemail explaining the mix up and advised new notices and a new date would be issued. Advised the 8/3 inspection is cancelled and asked that he alert the owner. Reset inspection. Added fails and scheduled 9/17. Mailed new notices to T and O.

Living room hallway smoke detector is missing not working properly

2.10 Kitchen/Stove or Range with Oven
All kitchen burners must self ignite – repair/replace

2.3 Kitchen/Electrical Hazards
Kitchen GFCI outlet missing

3.12 Bathroom/Tub or Shower
Re-Caulk tub

3.7 Bathroom/Wall Condition
The bathroom wall next to the toilet is peeling – repair /repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater not working – repair/replace

8.1 General Health and Safety/Access to Unit
Clear egress blocking access to water heater

8.2 General Health and Safety/Exits
Clear egress blocking back door access

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.4 General Health and Safety/Garbage and Debris
Remove appliances from patio, appliances must be stored inside of unit.

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing cover plate, replace missing cover plate

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit

3.12 Bathroom/Tub or Shower
Repair damaged caulking inside of tub

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

1.1 Living Room/Living Room Present
CH-9-14-26 r/s from 9-21-26 to 10-29-26 11am - 2pm pre call 30 min prior Per owner tenant will not be there and dont want any one in unit call 510-690-7938

3.4 Bathroom/Security
Remove latch lock on exterior of bathroom door

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in backyard. repair or replace

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.10 Kitchen/Stove or Range with Oven
non working front burner. repair or replace

4.5 Other Rooms/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
PROPERTY UNINHABITABLE

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove old appliances and building supplies from rear of complex

1.1 Living Room/Living Room Present
CH-8-17-26 pre call 30 min prior 510-374-8653
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

1.1 Living Room/Living Room Present
JC-9-14-26 Spoke to the owner and rescheduled the 10/15 inspection to 10/28 (owner will not be in town).

2.3 Kitchen/Electrical Hazards
gfci outlet not working like designed will not trip and reset. repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.1 Living Room/Living Room Present
PROOF OF SECTION 8 RECEIVED

4.5 Other Rooms/Window Condition
1. Move bed blocking window (fire exit)

2. Clean discoloration on window seals

3.12 Bathroom/Tub or Shower
Tub enclosure walls cracked, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint and rust, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install key blanks inside of fuse panel in hallway

3.3 Bathroom/Electrical Hazards
Install GFCI by bathroom sink

2.11 Kitchen/Refrigerator
1. Freezer door handle damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

4.5 Other Rooms/Window Condition
Move bed blocking window (fire exit)

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

8.2 General Health and Safety/Exits
Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..

8.4 General Health and Safety/Garbage and Debris
Declutter unit, excessive amount of items in unit not allowing access to bedrooms

4.4 Other Rooms/Security
No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing drawer front right of sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlet left of window has open grounds

3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present in sink

3.8 Bathroom/Floor Condition
Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor

3.12 Bathroom/Tub or Shower
Shower head leaking, repair or replace

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of patio door has open grounds, repair

8.1 General Health and Safety/Access to Unit
1. Patio light inoperable, repair

2. Patio door lock inoperable, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down brush growing on patio

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present

3.12 Bathroom/Tub or Shower
Resurface tub

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
3/11/2026 SPOKE WITH OWNER MR. CHERN. REQUEST TO RESCHEDULE DUE TO UNIT BEING VACANT. UNIT IS UNDER RENOVATION AND HE DOES HAVE PERMITS. ITS GOING TO BE ABOUT 6MONTHS. PER JEN OK TO MOVE OUT 6 MONTHS. MOVED FROM 3/19/2026 TO 9/14/2026 9AM-12NOON. SENT EMAIL TO OWNER TO AND CONFIRMED. ALISON
9-14-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling bubbling - repair/repaint

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
dinning room heater heater inop - repair/replace

3.4 Bathroom/Security
remove key lock from bathroom door

3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling damaged/cracks - repair/repaint

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.6 Living Room/Ceiling Condition
ceiling has cracks - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/repaint

1.5 Living Room/Window Condition
not holding tight seal - repair/repalce

4.5 Other Rooms/Window Condition
window not holding tight seal - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.10 Kitchen/Stove or Range with Oven
front left burner not turning off as designed - repair/replace

1.3 Living Room/Electrical Hazards
electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
living room smoke/Co detector inop/missing

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing - repair/replace
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.1	Living Room/Living Room Present 9-14-26 no show took picture sent email
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/repalce
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace
4.3	Other Rooms/Elecrtical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
4.4 Other Rooms/Security
Clear items blocking rear door from opening as designed
3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint/rust present
2.11 Kitchen/Refrigerator
1. Secure door gasket

2. Light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector as it has been removed
4.4 Other Rooms/Security
Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12 Bathroom/Tub or Shower
Caulking inside of tub damaged, repair
2.6 Kitchen/Ceiling Condition
Clean/remove discoloration on kitchen ceiling
8.5 General Health and Safety/Refuse and Disposal
Declutter patio, excessive amount of personal items stored on patio
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cutting hazard), replace or remove door
4.5 Other Rooms/Window Condition
Cut brush back on exterior of window (fire exit)
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector as it has been removed
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unable to test heater - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet/outlet not working - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop /missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater temperature control inop unable to test heater - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
9-14-26 no show tenant refused entry
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-965-3357
9/15/2026 OWNER CALLED NEEDS TO RESCHEDULE. DOING SOME RENO. MOVED FROM 9/21/2026 TO 10/15/2026 9AM-12NOON. MRS. MAHARAJ CONFIRMED. ALISON
1.1 Living Room/Living Room Present
PLEASE TRY TO START AT DUBOCE FIRST, THEN S 3RD AND LAST 15TH ST. OWNERS REQUEST IS EASIER. ALISON
1.1 Living Room/Living Room Present
9/15/2026 TENANTS NIECE CALLED REBECCA. SHES HELPING HER AUNT D CLUTTER. SHES GOING TO NEED SOME EXTRA TIME. SHES ELDERLY AND ALSO HAS SURGERY COMING UP. ADVISED HER I CAN ONLY MOVE INSPECTION OUT TO 10/30/2026 11AM-2PM. I EXPLAINED WE CAN NOT GO BEYOND THE END OF OCT. THAT WILL BE A FULL 3MONTHS TO TAKE CARE OF THE D CLUTTER. SHE WAS OK WITH THAT. MOVED FROM 10/5/2026 TO 10/30/2026 11AM-2PM. 510-778-0586 ALISON
3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom
8.4 General Health and Safety/Garbage and Debris
Declutter unit
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet
3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint inside of tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Exterior patio outlet missing weatherproof cover, install cover
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Resurface tub, rust present in tub
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
2.12 Kitchen/Sink
1. Dishwasher drains through air gap, repair as drain must go through garbage disposal.

2. Exterior dishwasher door rusted, repair
4.5 Other Rooms/Window Condition
Clear items to allow access to window for inspection (fire exit)
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9 General Health and Safety/Interior Air Quality
Poor interior air quality in unit, address housekeeping in unit
8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.
8.1 General Health and Safety/Access to Unit
Patio door lock mechanism damaged, repair
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1 General Health and Safety/Access to Unit
patio light inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
8.2 General Health and Safety/Exits
Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace damaged weatherproof cover for patio outlet
2.11 Kitchen/Refrigerator
Refrigerator/Freezer does not maintain temperature.
- tenant to remove excessive amount of items being stored in freezer/refrigerator.
- light inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Sink clogged, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6 Living Room/Ceiling Condition
Clean/remove discoloration on walls and ceiling
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit
Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces
- Replace cracked exterior patio receptacle
- Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven
Replace range hood, rust and peeling paint present
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
1. Secure rear door knob

2. tenant to clear items blocking access to rear door (fire exit)
3.12 Bathroom/Tub or Shower
Tub diverter inoperable, tub runs at same time as shower. Repair
8.1 General Health and Safety/Access to Unit
Repair damaged patio door handle
6.4 Building Exterior/Condition of Exterior Surfaces
Replace missing weatherproof cover for exterior outlet

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7 General Health and Safety/Other Interior Hazards
Declutter unit
2.11 Kitchen/Refrigerator
Refrigerator light inoperable, repair
2.12 Kitchen/Sink
Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Replace range hood, peeling paint and rust present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.5 Other Rooms/Window Condition
Clear items blocking access to window (fire exit)
8.7 General Health and Safety/Other Interior Hazards
Install key bank in fuse panel for opening present
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.3 Bathroom/Electrical Hazards
GFCI has hot/neutral reverse, repair
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Clear items blocking rear door (fire exit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio receptacle
1.8 Living Room/Floor Condition
Carpet torn at patio door entry, repair
2.11 Kitchen/Refrigerator
Install in unit (vacant unit)
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.3 Bathroom/Electrical Hazards
Replace cracked outlet on exterior of bathroom by sink
4.5 Other Rooms/Window Condition
Window lock mechanism damaged, replace
4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
1.8 Living Room/Floor Condition
carpeting throughout unit badly worn/damaged - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
exterior paint peeling/worn badly - repair/repaint
4.4 Other Rooms/Security
bedroom door damaged - repair/replace
3.8 Bathroom/Floor Condition
flooring damaged -repair/replace
3.6 Bathroom/Ceiling Condition
damaged/discoloration - repair/replace/repaint
3.7 Bathroom/Wall Condition
wall damaged- repair/repaint
3.12 Bathroom/Tub or Shower
tub has constant drip - repair/replace
tub overflow plate damaged - repair/replace
caulking in tub badly worn/damaged - repair/replace
2.13 Kitchen/Space for Storage, Prep and Serving
countertop worn/ damaged -repair/replace
large hole in back of countertop sink - repair/replace
2.12 Kitchen/Sink
piping underneath sink missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.6 Kitchen/Ceiling Condition
ceiling has discoloration - remove/repair
1.4 Living Room/Security
backdoor deadbolt not working properly - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature control inop unaable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove key locks from 2x bedroom doors
4.2 Other Rooms/Electricity/Illumination
bedroom light inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch Stair = Missing Handrail.
4.10 Other Rooms/Smoke Detectors
smoke detector in 3x bedrooms missing 2nd fl
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
back door door knob damaged - repair/replace
3.12 Bathroom/Tub or Shower
shower tiles need grouting - repair/replace
3.5 Bathroom/Window Condition
window not opening as designed - repair/replace
1.1 Living Room/Living Room Present
JC-9-16-26 Owner emailed requesting a reschedule. Rescheduled from 9/18 to 10/13.
5/20/2026 Tenant no show 10:25am, picture submitted
7/16/2026 Tenant no show 9:20am, picture submitted
8/4/2026 Tenant no show 12:23pm, picture submitted
1.1 Living Room/Living Room Present
JC-9-16-26 Owner called in and advised they are trying to evict the tenant, so he does not want to be there on the 18th advised he is not required to be there. Explained I cannot extend it since it failed in April. O is aware and advised he hopes the T allows access.
6/24/2026 OWNER CALLED NEEDS A LITTLE BIT MORE TIME. HES ELDERLY 77 YRS OLD AND DOING HIS BEST TO GET THE REPAIRS DONE. HE DOES HAVE HIS GUYS WORKING ON IT. IT WILL BE DONE AT THE END OF JULY. MOVED FROM 7/15/2026 TO 7/29/2026 11AM-2PM. OWNER CONFIRMED. ALISON

CH-4-21-26 pre call 925-818-0858 has 3 units same day needs to know what one is first
2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard

1.1 Living Room/Living Room Present
JC-9-16-26 Owner called and requested to reschedule. Rescheduled from 9/18 to 10/21
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 TenanT NO SHOW, NO RESPONSE TO KNOCKING ON GATE AND DOORBELL. Dog barking inside of unit, Tesla and BMW in driveway. Picture submitted

5/7/2026 Tennant no show 11:20am, picture submitted.

6/18/2026 Tenant not aware of scheduled inspection, to be rescheduled per OutSource It.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- LIVING ROOM & DINING ROOM

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.3 Secondary Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- room by rear door where appliance hook up is. Not the room the the appliances are in.

7.4 Heating and Plumbing/Water Heater
Connect discharge line, currently present but not attached to water heater

8.1 General Health and Safety/Access to Unit
Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/16/2026 SONYA CALLED NEEDS TO RESCHDULE. NEEDS MORE TIME ON THE REPAIRS. MOVED FROM 9/18/2026 TO 10/15/2026 1PM-4PM. EMAILED SONYA. ALISON

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
soiled carpet through out unit. clean or replace.

8.7 General Health and Safety/Other Interior Hazards
install CO detectors on 1st floor

1.1 Living Room/Living Room Present
JC-9-16-26 T in called about the shower handle fail. He advised it works as designed. Checked with the inspector and he provided clarification (see email if needed). Called tenant back and advised. He did not agree with the clarification, but advised the inspector will see it during the R/I.
8-25-26 no show tenanted stated they werent notified

3.12 Bathroom/Tub or Shower
master bedroom shower handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
2nd fl hallway bathroom GFCI outlet missing

4.4 Other Rooms/Security
garage door handle not properly secure - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
2nd fl Co detector missing

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector missing

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 12:27pm, picture submitted

1.1 Living Room/Living Room Present
9/16/2026 Tenant refused entry, stated he was not aware of scheduled inspection 1:50pm. Picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:45pm, picture submitted.

1.1 Living Room/Living Room Present
9/16/2026 Tenant no show 1:40pm, picture submitted. Upstairs unit, no response to knocking on door or verbal announcement as door was open. Small dogs barking inside of unit.

8.2 General Health and Safety/Exits
1. Front door at complex inoperable as it doesnt lock as designed

2. Call box for entry at site inoperable, repair

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detector in studio

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust in sink

2.12 Kitchen/Sink
Dishwasher inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

2.10 Kitchen/Stove or Range with Oven
Range hood rusted, repair or replace

2.11 Kitchen/Refrigerator
Handle damaged, repair or replace

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint present

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sinks, rust present in both sinks

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior patio outlet

4.10 Other Rooms/Smoke Detectors
Replace, exceeds lifespan

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio foundation

3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface, rust present

4.5 Other Rooms/Window Condition
Repair peeling paint on window seal

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Unit Carpeting Excessively dirty.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.12 Kitchen/Sink
Install splash guard for garbage disposal
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that she did not get notice of inspection, and was not aware of her inspections.
8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock from hall closet door.
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris
Remove old furniture scattered on patio
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
-outlet right of patio door and outlet right of heater
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
2.12 Kitchen/Sink
Dishwasher inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
3.4 Bathroom/Security
Remove keyed entry lock
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Replace exceeds 10 year life span (2015)
3.12 Bathroom/Tub or Shower
Resurface tub
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio
4.4 Other Rooms/Security
1. Remove keyed lock from interior door.

2. Clear items blocking rear door
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink, rust present
3.13 Bathroom/Ventilation
Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower
1. Resurface tub, peeling paint present

2. Shower head leaking in rear, repair
6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked outlet on patio
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior outlet on patio

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Clear path leading to window (fire exit)

3.12 Bathroom/Tub or Shower
Resurface tub, peeling paint in tub

3.13 Bathroom/Ventilation
Clean/remove excessive dust on fan

2.10 Kitchen/Stove or Range with Oven
Clean excessive grease build up on range hood

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

3.12 Bathroom/Tub or Shower
Recaulk tub

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Secure faucet base to sink

2. Garbage disposal inoperable, repair

3.5 Bathroom/Window Condition
peeling paint on inside of frame. repaint or remove.

2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.7 Bathroom/Wall Condition
evidence of water damage in between tub and toilet.

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood. repair or remove

3.12 Bathroom/Tub or Shower
peeling, chipping and rust inside tub . replace or repair.

2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on range hood. repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
chipping and peeling paint inside tub. resurface or replace

deteriorated caulking. re caulk or replace
3.8 Bathroom/Floor Condition
There is a floor defect which allows substantial drafts or vermin to enter from below.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.7 Bathroom/Wall Condition
peeling paint remove or resurface.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris
Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occuring inside the unit, outside must be removed.
8.10 General Health and Safety/Site and Neighborhood Conditions
remove overgrown grass trees and weeds

fence has holes leaning repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping on right side of house. repaint
8.1 General Health and Safety/Access to Unit
no show - 09/16/2026 11:40 grey house
8.6 General Health and Safety/Interior Stairs and Common Halls
install smoke detector in common area
2.12 Kitchen/Sink
dishwasher inop - repair/replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
4.6 Other Rooms/Celing Condition
large crack in 2x bedrooms - repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink starting to separate from wall /caulking damaged - repair/recaulk
8.10 General Health and Safety/Site and Neighborhood Conditions
Repair broken/crack concrete, leading to front porch.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
3.13 Bathroom/Ventilation
clean dust from vent cover
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
repair crack in hallway ceiling
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
3.5 Bathroom/Window Condition
replace missing screen
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
6.4 Building Exterior/Condition of Exterior Surfaces
garage window frame damaged - repair/replace
trim peeling badly - repair/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace
1.5 Living Room/Window Condition
replace missing screens
3.5 Bathroom/Window Condition
replace missing screen
4.4 Other Rooms/Security
remove key lock from bedroom door

4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
garage smoke detector not secure - repair/replace
4.5 Other Rooms/Window Condition
replace missing screens
2.10 Kitchen/Stove or Range with Oven
on front and one back burner will not self ignite. Repair or replace
8.1 General Health and Safety/Access to Unit
no show- 09/16/2026
8.1 General Health and Safety/Access to Unit
no show 09/16/2026 green house white trim.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch left hand rail loose/not stable - repair/replace
2.12 Kitchen/Sink
hot water pressure very low - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
temperature and control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
Co detector missing/inop - repair/replace
4.4 Other Rooms/Security
remove latch lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom toilet base loose - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector inop/exceeds 10yr in 2x bedrooms - replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/exceeds 10 yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
caulking in tub worn /damaged - repair/replace
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA REQUEST EXT. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
3.4 Bathroom/Security
hole in door. repair or replace.
4.4 Other Rooms/Security
hole in door repair or replace.
1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON
1.4 Living Room/Security
hole in screen . repair or replace
1.7 Living Room/Wall Condition
remove excessive grease from walls.

2.12 Kitchen/Sink
leaking under sink deteriorated sink floor repair or replace

loose faucet handle. repair or replace.

4.5 Other Rooms/Window Condition
replace missing screen.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
non working garbage disposal making loud noise. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT ON ALL UNITS 1-4. NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/8/2026 TO 11/5/2026 11AM-2PM. SONYA CONFIRMED. ALISON

2.12 Kitchen/Sink
leaking faucet. repair or replace.

1.1 Living Room/Living Room Present
CH-8-3-26 Pre call 30 min prior 510-236-8366
9/16/2026 SPOKE WITH SONYA NEEDS EXT DOING SOME RENO. MOVED FROM 9/18/2026 TO 11/6/2026 1PM-4PM. SONYA CONFIRMED. ALISON

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.4 Living Room/Security
patio door lock not working properly - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.4 Bathroom/Security
remove key lock from door

4.10 Other Rooms/Smoke Detectors
smoke detector missing in basement

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

4.4 Other Rooms/Security
remove key lock from bedroom door

3.13 Bathroom/Ventilation
clear vent of dust

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

4.5 Other Rooms/Window Condition
move bed from blocking widow access/egress

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut /remove

1.1 Living Room/Living Room Present
9/17/2026 TENANT MICHAEL GIBSON CALLED. WILL BE OUT OF TOWN. MOVED FROM 10/16/2026 TO 10/23/2026 9AM-12NOON. MICHAEL CONFIRMED. ALISON

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted
JC-9-17-26 Owner emailed asking for extension GRANTED FINAL EXTENSON FROM 9/18 TO 9/28. ADVISED IT CANNOT BE MOVED AGAIN.
4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

1.1 Living Room/Living Room Present
JC-9-17-26 Owner emailed requesting an exemption. Rescheduled from 9/18 to 9/28. Advised owner his is the last reschedule.
3/24/2026 Tenant refused entry as she wasnt aware of scheduled inspection. Spoke with owner over the phone whom was also unaware. Picture submitted

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Lock inoperable, repair

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO OWNER TRACY 510-290-9284
JC-6-11-26 Mgr reported to Nikansha that the tenant is going to move out and the unit will be remolded which may take several months. Called manager (left voicemail) asked her to call back to discuss so we can provide an ext.

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
JC-9-17-26 O advised all fails should have been cleared on 8/26 (except the outlets) checked with the inspector and confirmed. Emailed O confirmation
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
9/17/26 RECEIVED PROOF OF SALE
6/22/2026 TENANT CALLED TO RESCHEDULE. HAS A DR.S APPT. REQUEST FOR A TUESDAY. RESCHEDULED FROM 6/26/2026 TO 7/21/2026 1PM-4PM. TENANT WILL ADVISE LL OF CHANGE. ALISON

TRY TO BE THERE CLOSER TO 9AM-10AM. JUST A REQUEST. ALISON
CH-4-27-26 r/s from 4-28-26 to 5-13-26 tenant can not get off work confirm date and time

7-22-26 no show tenant refused entry
8-25-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

4.5 Other Rooms/Window Condition
Remove dead bugs and cobwebs from window

5.3 Secondary Rooms/Electrical Hazards
1. Dining room outlet has open grounds, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in yard

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 9:55am, no response to knocking on front door. Picture submitted

6/11/2026 Tenant no show 9:30am, picture submitted

7/24/2026 Tenant no show 11:00am, picture submitted.

9/17/2026 Tenant no show 9:53am, picture submitted

1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:33am, picture submitted

1.5 Living Room/Window Condition
1. Window pane is broken/cracked glass. Replace

2. Secure window screen

8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
9/17/2026 Tenant no show 9:56am, picture submitted

3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
6/11/2026 Hot/neutral reverse, repair

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:05am, picture submitted

6/11/2026 Tenant no show 9:37am, picture submitted

7/24/2026 Tenant no show 11:12am, picture submitted.

9/17/2026 Tenant no show 9:57am, picture submitted.

1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 10:18am, picture submitted.

6/11/2026 Tenant no show 9:42am, picture submitted

7/24/2026 Tenant no show 11:17am, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.5 Living Room/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.

2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
1.1 Living Room/Living Room Present
4/27/2026 Tenant refused entry 10:15am, picture submitted.

6/11/2026 Tenant no show 9:40am, picture submitted

7/24/2026 Tenant no show 11:15am, picture submitted.

9/17/2026 Tennant no show 10:04am, picture submitted
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 9:45am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/11/2026 Tenant no show 11:00am, picture submitted
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
7/24/2026 Tenant no show 11:32am, picture submitted.
2.10 Kitchen/Stove or Range with Oven
1. Rear left burner inoperable, repair
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:35am, picture submitted
7/24/2026 Tenant no show 11:34am, picture submitted.

9/17/2026 Tenant no show 11:00am, maintenance present. Picture submitted.
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:45am, picture submitted

6/11/2026 Tenant no show 11:11am, picture submitted

7/24/2026 Tenant states he was not aware of inspection, no entry 11:34am, picture submitted.

9/17/2026 Tenant no show 11:04am, maintenance present. Picture submitted
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 11:50am, picture submitted

6/11/2026 Tenant no show 11:26am, picture submitted

7/24/2026 Tenant no show 11:38am, picture submitted.

9/17/2026 Tenant no show 11:06am, maintenance present. Picture submitted.
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:23pm, picture submitted
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:25pm, picture submitted.

6/11/2026 Tenant no show 1:05pm, picture submitted

7/24/2026 Tenant no show 1:00pm, picture submitted.

9/17/2026 Tennant no show 11:11am, maintenance present. Picture submitted.
1.1 Living Room/Living Room Present
4/27/2026 Tenant no show 2:27pm, picture submitted

7/24/2026 Tenant no show 1:07pm, picture submitted.

9/17/2026 Tenant no show 11:16am, maintenance present. Picture submitted.
2.11 Kitchen/Refrigerator
Refrigerator Gasket Deteriorated.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector
8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 12:30pm, picture submitted
2.10 Kitchen/Stove or Range with Oven
1. Range hood/microwave inoperable. Repair or remove

2. Tenant to clean grease splatter on stove and surrounding cabinetry
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
5/1/2026 Tenant no show 2:15pm, picture submitted.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet makes loud grinding noise when flushed, repair
3.3 Bathroom/Electrical Hazards
1. Install GFCI by sink bathroom 1 - level 1
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
6/15/2026 Tenant no show 11:31am, no response to ring camera or knocking on security gate. Picture submitted.

7/27/2026 Tenant no show 1:00pm, no response from ring camera or knocking on security gate. Picture submitted.

9/17/2026 Tenant no show 1:00pm, picture submitted.
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
1.1 Living Room/Living Room Present
6/30/2026 Tenant no show 10:00am, picture submitted. There are two units at site.
INSPECTION IS FOR UNIT "A", primary house
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
Replace damaged light switch cover plate at entry of unit.
7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.
1.1 Living Room/Living Room Present
CH-6-19-26 r/s from 6-29-26 to 7-17-26 owner stated tenant out of town pre call 415-760-6405
1.4 Living Room/Security
address on house says 1929 it should be (1629)
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair /replace
burner knob missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.5 Bathroom/Window Condition
hallway bathroom window frame badly discolored - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling badly discolored - repair/remove/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
CH-9-18-26 pre call 30 min prior 510-816-2410 if gates are closed they are unlocked
1.1 Living Room/Living Room Present
CH-9-18-26 Pre call 30 min prior 510-666-9477
1.1 Living Room/Living Room Present
CALL THIS NUMBER 30MIN PRIOR 415-860-8320
CH-9-18-26 Pre call 978-828-8393
30 min pre-call 415-696-1360
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair
2.12 Kitchen/Sink
1. Subflooring damaged, repair

2. Dishwasher inoperable, repair
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4 Other Rooms/Security
Install striker plate on door frame
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
5.3 Secondary Rooms/Electrical Hazards
Garage outlets missing cover plates, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
1. Install patio door screen
2. Front door missing lock mechanism, replace

8.10 General Health and Safety/Site and Neighborhood Conditions
Left side entry gate damaged, repair

8.7 General Health and Safety/Other Interior Hazards
Secure second level common area smoke detector

1.1 Living Room/Living Room Present
9/18/26 owner sent in exemption request stating unit was family occupied but provided no proof as required. Exemption is denied until owner provides proof

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
Section 8

1.1 Living Room/Living Room Present
9/11/26 received proof of section 8

3.12 Bathroom/Tub or Shower
tub diverter inop - repair/replace

1.1 Living Room/Living Room Present
Received proof unit is occupied by owners daughter

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
chipping and peeling paint on railing. repaint railing

8.1 General Health and Safety/Access to Unit
Gate locked could not access property.

8.7 General Health and Safety/Other Interior Hazards
install CO detector

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

address number is 2327

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.1 General Health and Safety/Access to Unit
could not gain entrance onto property.

1.1 Living Room/Living Room Present
30 min pre-call 510-701-2685

7.1 Heating and Plumbing/Adequacy of Heating Equipment
non working heater repair or replace

2.12 Kitchen/Sink
leaking faucet repair or replace.

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector

3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace

7.4 Heating and Plumbing/Water Heater
install proper earthquake straps

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door, remove latch lock as well.

4.5 Other Rooms/Window Condition
Install quick release for security bars or remove bars from window (fire exit)

8.1 General Health and Safety/Access to Unit
Remove keyed interior side deadbolt lock on front and rear security gate. Install turnstile deadbolt locks on security gates.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector in hallway, test button damaged

1.4 Living Room/Security
Front door hard to open as door is sticking. Repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.7 General Health and Safety/Other Interior Hazards
Dryer has large crack on exterior of unit, front door also has hole on interior side . Repair/remove or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Secure window screen

1.1 Living Room/Living Room Present
3/24/2026 Tenant no show 11:27am, no response from ring camera. Picture submitted

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door in kitchen

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
6/17/2026 Tenant no show 9:55am, picture submitted.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
5/4/2026 Tenant no show 1:50pm, picture submitted
6/17/2026 Tenant no show 1:35pm, picture submitted

1.4 Living Room/Security
Repair damaged patio door screen

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.8 Living Room/Floor Condition
Flooring damaged and replaced and incomplete, complete repairs to flooring

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
REPLACE MISSING TUB BACKING PLATE COVER

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Tenant to remove paint off of windows, tenant painted bathroom windows

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
1. Repair damaged window seal
2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.8 Other Rooms/Floor Condition
Tenant replaced flooring that is incomplete, complete repairs

4.7 Other Rooms/Wall Condition
Remove discoloration build up on walls

6.4 Building Exterior/Condition of Exterior Surfaces
1. Replace doorbell or remove exposed wiring hanging out front exterior wall
2. Front exterior light inoperable, repair
3. Rear exterior outlet missing weatherproof cover, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Tenant to clear items to allow access to water heater for inspection.

8.10 General Health and Safety/Site and Neighborhood Conditions
Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector in unit

3.12 Bathroom/Tub or Shower
Install safety guides in bathroom 2 (master bedroom)

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Exterior outlet missing weatherproof cover, install.

1.1 Living Room/Living Room Present
Address is 5037 Creely Ave, left side of duplex

5/4/2026 Tenant no show 1:26pm, picture submitted

7/28/2026 Tenant no show 1:35pm, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response to knocking on security gate. Nissan Murano in driveway

5/7/2026 Tenant no show 11:28am, picture submitted

6/18/2026 tenant no show 1:00pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

5.2 Secondary Rooms/Security
Replace missing door knob on door leading to garage

5.3 Secondary Rooms/Electrical Hazards
Garage outlet missing light switch cover, replace

6.4 Building Exterior/Condition of Exterior Surfaces
Front exterior outlet missing weather proof cover, install
- outlet also has open grounds, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

1.1 Living Room/Living Room Present
7/29/2026 Tenant no show 12:52pm, picture submitted.

9/18/2026 Tenant no show 2:30pm, picture submitted.

1.4 Living Room/Security
Door frame damaged, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Excessive amount of peeling paint on ceiling, repair

3.7 Bathroom/Wall Condition
excessive amount of peeling paint on walls, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Rear door frame damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

8.4 General Health and Safety/Garbage and Debris
Declutter unit

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs

2. Cut down brush on side of complex

1.1 Living Room/Living Room Present
9/3/2026 TENANT CALLED IN NEEDS TO RESCHEDULE. DEATH IN FAMILY. SHES NOT COMFORTABLE WITH MGMT COMING IN WHEN SHES GONE. SHE NEEDS TO BE THERE. MOVED FROM 9/11/2026 TO 9/18/2026 1PM-4PM. MRS. DAVIS CONFIRMED ALISON

4-20-26 no show no access to unit
7-17-26 no show property management no access to unit

9/18/2025 Tenant no show 3:36pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles in kitchen by sink

2.5 Kitchen/Window Condition
Lower fixed window rusted, repair or replace

4.4 Other Rooms/Security
Remove keyed lock from interior door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

8.7 General Health and Safety/Other Interior Hazards
Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.

1.1 Living Room/Living Room Present
JC-6-18-26 Owner went to city hall last week requesting to reschedule todays inspection for 3 of his rentals. Too late to reschedule (after 1pm) advised owner this will be scheduled again with no penalty.
3/27/2026 Tenant no show, no response from ring camera or knocking on door. Picture submitted.

5/7/2026 Tenant no show 1:55pm, picture submitted.

2.10 Kitchen/Stove or Range with Oven
Range hood test buttons damaged, repair

2.3 Kitchen/Electrical Hazards
1. A missing and/or cracked coverplate presents an electrical hazard.
- outlet right side of kitchen sink

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet right side of kitchen stove

3.5 Bathroom/Window Condition
Repair damaged window screen

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet underneath TV

8.1 General Health and Safety/Access to Unit
Install striker plate on rear door frame

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

3.5 Bathroom/Window Condition
window screen missing/damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

6.4 Building Exterior/Condition of Exterior Surfaces
building has peeling paint and large patches of missing paint - repair/repaint

6.3 Building Exterior/Condition of Roof and Gutters
bottom of roof lip damaged/ worn - repair/replace
outer window frame facing street damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in bedroom

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater control knob missing - repair/repalce

3.4 Bathroom/Security
remove key lock from bathroom door

3.12 Bathroom/Tub or Shower
tub spout leaks - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

2.12 Kitchen/Sink
faucet base loose and leaking from base - repair/replace

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email

6.3 Building Exterior/Condition of Roof and Gutters
large amount of shingles missing on roof - repair/replace

4.4 Other Rooms/Security
bedroom door knob not properly secure - repair/replace
remove key lock from bedroom closet door

8.7 General Health and Safety/Other Interior Hazards
living room smoke detector inop - repair/replace

3.12 Bathroom/Tub or Shower
hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - repair/replace

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
walk way leading up to front door very uneven - tripping/safety hazard - repair

5.3 Secondary Rooms/Electrical Hazards
garage GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
hallway heater inop - repair/replace

4.4 Other Rooms/Security
remove key lock from 3x bedroom doors

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - repair/replace
2.12 Kitchen/Sink
dishwasher drain not properly connected - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.12 Bathroom/Tub or Shower
tub chipping - repair/resurface
overflow plate damaged/missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl smoke detector missing - repair/replace install over garage door entry
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control not working properly unable to test heater - repair/replace
3.13 Bathroom/Ventilation
master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3 Secondary Rooms/Electrical Hazards
laundry room light inop - repair/replace
1.1 Living Room/Living Room Present
9-16-26 no show took picture sent email
3.13 Bathroom/Ventilation
Remove excessive dust build up on vent fan
4.7 Other Rooms/Wall Condition
Repair hole on wall behind door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit
Patio screen door damaged, repair
8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall weeds and grass in rear yard
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 inoperable, repair or replace

2. Common area smoke detector level 2 missing, replace

3. Install carbon monoxide detector level 2
1.1 Living Room/Living Room Present
813/2026 OWNER DAN WARD CALLED TO RESCHEDULE. TENANT HAD TO LEAVE OUT OF THE COUNTRY FOR EMERGENCY. HES N/A. MOVED FROM 8/14/2026 TO 9/18/2026 1PM-4PM. OWNER CONFIRMED. ALISON
9-16-26 no show took picture sent email
2.12 Kitchen/Sink
sink worn/damaged - repair/resurface/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from bedroom door
3.12 Bathroom/Tub or Shower
tub faucet spout pipe exposed - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/repalce
2.11 Kitchen/Refrigerator
refrigerator handle missing - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
remove deadbolt from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Provide permanent Heat Source.
2.10 Kitchen/Stove or Range with Oven
left front burner inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.12 Kitchen/Sink
faucet base loose - repair/replace
3.6 Bathroom/Ceiling Condition
large hole in bathroom ceiling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-24-26 no show management no access to unit
1.4 Living Room/Security
front door striker plates missing - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss/inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove key lock from all 3x bedroom doors
4.5 Other Rooms/Window Condition
clear egress from blocking window
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
Call for gate access (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
7-27-26 no show no access to unit took picture sent email
called number no answer
9-17-26 no show no access to unit took picture sent email

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email household sick

1.5 Living Room/Window Condition
Window must be openable and remain open without props.

8.2 General Health and Safety/Exits
install quick releases on all window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant refused entry

8.2 General Health and Safety/Exits
backyard door frame and window damaged/dry rotting - repair/repaint

1.1 Living Room/Living Room Present
4-29-26 no show vacant lot

1.1 Living Room/Living Room Present
JC-9-23-26 Tenant reports the fence on the right side is damaged
4-29-26 no show took picture sent email
7-27-26 no show took picture sent email
9-17-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
living room light not properly secured - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover damaged/missing

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom sink/basin not properly secure - repair/replace

3.12 Bathroom/Tub or Shower
H/C shower handles not properly secure - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
vent on side of house damaged - repair/replace
fence on side of house leaning not stable - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
6-15-26 no show tenant refused entry
9-17-26 no show took picture sent email

1.4 Living Room/Security
back door striker plate missing
back door has large air gap - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

4.4 Other Rooms/Security
unable to inspect room due to being locked

5.2 Secondary Rooms/Security
unable to access back unit due to it being locked

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.2 General Health and Safety/Exits
install quick release on window bars

1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email tenant not notified

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of debris - remove
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
4-29-26 no show took picture sent email
6-15-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr/inop - replace
1.1 Living Room/Living Room Present
30 min pre-call 510-418-0826 -JC 5/14
7-27-26 no show called number tenant refused entry took picture sent email
9-17-26 no show took picture sent email
3.3 Bathroom/Electrical Hazards
master bedroom GFCI outlet missing
1.1 Living Room/Living Room Present
4-29-26 no show took picture sent email
9-17-26 no show took picture sent email
1.4 Living Room/Security
patio door not locking properly - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in both bathrooms
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.4 Other Rooms/Security
remove 3x key locks from bedroom doors
4.5 Other Rooms/Window Condition
bedroom window not opening smoothly - repair/replace
4.7 Other Rooms/Wall Condition
master bedroom wall next to bathroom peeling - repair/repaint
1.1 Living Room/Living Room Present
30 MINIUTE PRE-CALL 415-613-6861
3-23-26 no show called number no answer left message took picture sent email.
5-5-26 no show took picture sent email
6-18-26 no show tenant refused entry
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
all burners must self ignite - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
remove deadbolt from 2x bedroom doors
1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no show tenant refused entry
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink not draining properly - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater damaged large amount of black substance on wall - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop- repair/replace
1.1 Living Room/Living Room Present
6-16-26 no show took picture sent email
9-18-26 no show took picture sent email
3.12 Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/replace
1.1 Living Room/Living Room Present
7-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email
9-18-26 no show took picture sent email

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
7-28-26 no show no access to unit took picture sent email
9-18-26 no show took picture sent email

2.12 Kitchen/Sink
dishwasher draining through air gap -repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
cabinet door damaged - repair/replace

3.3 Bathroom/Electrical Hazards
bathroom GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms

8.2 General Health and Safety/Exits
install quick release on window bars

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing

1.1 Living Room/Living Room Present
5-1-26 No show took picture sent email
6-16-26 no access allowed

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

1.1 Living Room/Living Room Present
5-1-26 No show tenant refused entry
6-16-26 no show took picture sent email
7-28-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector miss

8.6 General Health and Safety/Interior Stairs and Common Halls
large crack in wall - repair

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.4 Heating and Plumbing/Water Heater
remove hybrid water hose from water heater must be California compliance - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant stated they werent notified

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
microwave oven inop - repair/replace

1.1 Living Room/Living Room Present
6-17-26 no show tenant refused entry
7-28-26 no show took picture sent email
9-18-26 no show tenant refused entry took picture sent email

4.4 Other Rooms/Security
remove 2x key door locks from bedroom doors

4.5 Other Rooms/Window Condition
clear items blocking window egress

1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-28-26 no show took picture sent email tenant refused entry

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector miss
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
basement bedroom smoke detector missing
1.1 Living Room/Living Room Present
30 min pre-call 440-759-7562 -JC61726
JC-6-17-26 Tenant called in stating the inspector went to his neighbors unit but not his. Confirmed with inspector he arrived at 12pm and could not conduct the inspection because the tenant was not home (neighbor advised tenant was in Berkeley). Explained he will get a letter in the mail. Added pc for next visit.
5-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 min pre-call to manager Edgar 510-418-0826 -jc 7/22
5-4-26 no show no access to property took picture sent email
6-17-26 no show no access to property took picture sent email
9-18-26 no show no access to property took picture sent email
8.7 General Health and Safety/Other Interior Hazards
common area and bedroom smoke detector past 10yr/inop
Co detector inop
1.1 Living Room/Living Room Present
8/10/2026 TENANT CALLED WILL BE OUT OF TOWN AND NOT RETURNING UNTIL 9/2/2026. MOVED FROM 8/31/2026 TO 9/18/2026 1PM-4PM. TENANT CONFIRMED AND WILL ADVISE OWNER. 510-356-8022 ALISON
3.5 Bathroom/Window Condition
window fame damaged - repair/replace/repaint
3.12 Bathroom/Tub or Shower
shower wall has large crack - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
1.1 Living Room/Living Room Present
5/20/2026 Tenant no show/ no access 12:25pm. No response from call box at gated community. Picture submitted.

7/16/2026 Tenant no show 12:00pm, picture submitted
8/4/2026 Tenant no show/ no access 12:35pm. No response from call box at gated community. Call is immediately dropped at call box. Picture submitted.
9-18-26 no show no access to property took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.1 Living Room/Living Room Present
9-18-26 no show took picture sent email
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Front heater inoperable, repair
1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 9-25-26 to 10-21-26 LL states tenant will not be home
1.1 Living Room/Living Room Present
CH-9-21-26 Pre call 30 min prior 510-776-6322
2.12 Kitchen/Sink
garbage disposal inop
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
tub corroded around drain - repair
4.3 Other Rooms/Elecrtical Hazards
bedroom outlet damaged as well as cover plate missing

4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
wood in back yard sitting area sworn/splintering - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light fixture cover missing

1.1 Living Room/Living Room Present
CH-9-21-26 r/s from 10-6-26 to 10-21-26 tenant has the flu

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Tenant to clear items in room to allow access to outlets for inspection

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.10 Kitchen/Stove or Range with Oven
remove foil from stove

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
remove latch lock from bedroom door

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
basement stairs missing handrail - repair/replace

5.3 Secondary Rooms/Electrical Hazards
basement light has short - repair/replace

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show took picture sent email

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
front of cabinet door missing - repair/replace

1.1 Living Room/Living Room Present
9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
1st fl smoke/Co detector inop - repair/replace
basement smoke detector missing - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.2 General Health and Safety/Exits
back door not closing flush to lock securely - repair/repalce
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation
bathroom fan not working as designed - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.3 General Health and Safety/Evidence of Infestation
roach infestation - remove/treat
2.10 Kitchen/Stove or Range with Oven
burner control knobs missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace
3.12 Bathroom/Tub or Shower
tub diverter not working properly - repair/replace
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop -
4.4 Other Rooms/Security
remove key lock from 3x bedroom doors
3.4 Bathroom/Security
remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards
GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink
faucet base loose - repair/replace
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1037 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Address is incorrect. Address would be 1041 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 10:30am, no response from ring camera or knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:10am, front unit at site. No response from knocking on door. Picture submitted.
1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 11:15am. Upper unit in rear of site. No response from knocking on door or verbal announcement as door was open. Picture submitted.
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

1.1 Living Room/Living Room Present
9/21/2026 Tenant no show 2:07pm, picture submitted.

3.5 Bathroom/Window Condition
window off track - repair/replace

1.1 Living Room/Living Room Present
Address is 10855 San Pablo Ave #B. Owner will call to have unit A inspected.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control missing unable to test heater - repair/replace

8.1 General Health and Safety/Access to Unit
Install unit number "B" on front door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install smoke detector/ carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on hall door leasing to kitchen.

1.1 Living Room/Living Room Present
9/8/2026 RECEIVED EMAIL FROM OWNER TENANT NA 10/26/2026 ON VAC. SPOKE WITH TENANT AND REQUEST ANY MONDAY THIS MONTH. MOVED FROM 10/26/2026 TO 9/21/2026 9AM-12NOON. TENANT CONFIRMED. CHERE 510-350-6739. ALISON
9/4/2026 RECEIVED EMAIL FROM PAULA OWNER. NEEDS TO RESCHEDULE. TENANT HAS THE DAY OFF 10/26/2026. MOVED FROM 10/23/2026 TO 10/26/2026 11AM-2PM. PAULA RESPONDED AND CONFIRMED. ALISON

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Remove old smoke detector

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit

2.12 Kitchen/Sink
Dishwasher inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
- Level 2 bathroom

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace missing recessed light fixture as wires or hanging from ceiling

3.3 Bathroom/Electrical Hazards
Replace missing recessed lighting as wires hanging out of fixture

1.3 Living Room/Electrical Hazards
Secure recessed lighting, wires hanging from ceiling

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, rear right bedroom

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
1. Dishwasher inoperable, repair

2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
8.10 General Health and Safety/Site and Neighborhood Conditions
1. Remove old fencing and building supplies from exterior

2. Rear shed severely damaged, repair or remove
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace
2.12 Kitchen/Sink
No water service in unit, must be inspected
2.10 Kitchen/Stove or Range with Oven
1. Inoperable, no gas service in unit

2. Range hood inoperable, repair
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.1 Living Room/Living Room Present
Address is 1423 Hellings Ave
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector at base of stairs
2.10 Kitchen/Stove or Range with Oven
1. Right rear burner not self lighting, repair

2. Range hood light inoperable, repair
1.1 Living Room/Living Room Present
Address is 1427 Hellings Ave
8.7 General Health and Safety/Other Interior Hazards
Remove key lock on living room closet door
7.4 Heating and Plumbing/Water Heater
No access as door on closet is screwed shut, must be inspected
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Front handrail leading to unit dry rotted, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Light fixture inoperable, repair
3.12 Bathroom/Tub or Shower
Shower head capped off in bedroom 1, repair

3.3 Bathroom/Electrical Hazards
GFCI inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.7 Other Rooms/Wall Condition
Clean/ remove discoloration on walls

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.7 Kitchen/Wall Condition
Baseboard trim by refrigerator damaged, repair

8.10 General Health and Safety/Site and Neighborhood Conditions
Cut down tall grass in rear yard

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector exceeds 10 year life span, replace

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards
Carpeting heavily soiled, clean carpet in unit

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit under renovation, repair flooring throughout unit

2. Replace missing electrical outlet covers in unit, renovation in progress

6.3 Building Exterior/Condition of Roof and Gutters
Repair dry rotted awning above front door

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
JC-9-22-26 Incorrectly rescheduled the 2025 inspection to 2026 (inspection was not conducted as a result). Rescheduled the 12/29/26 inspection to 10/23/26 and mailed new notices.
11/5/2025 Tenant no show 1:00pm. Picture submitted as note on door stated doorbell was inoperable snfd to call tenant. Called and got no answer. No response to knocking on front door either.

4.4 Other Rooms/Security
Patio screen missing, replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.6 Other Rooms/Celing Condition
Repair peeling paint on ceiling

5.2 Secondary Rooms/Security
Install turn style deadbolt lock on rear door in garage

8.7 General Health and Safety/Other Interior Hazards
2nd level common area smoke detector missing, replace

1.1 Living Room/Living Room Present
JC-9-22-26 Tenant called in and requested to reschedule the 9/23 inspection (not available). Rescheduled to 10/7. Tenant advised she is also on s8. Advised proof of s8 must be submitted by the owner or pm for cancellation. She will reach out to the owner.

1.1 Living Room/Living Room Present
9-21-26 owner occupied (NO proof of owner occupancy submitted to office. Unit will NOT be cancelled until proof submitted)

9/22/26 proof of owner occupancy received
1.1 Living Room/Living Room Present
Section 8
1.1 Living Room/Living Room Present
Section 8
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Section 8
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
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1.1 Living Room/Living Room Present
JC-9-22-26 Spoke to the property manager who requested to reschedule (major repairs needed in 3 out of 4 of the units). Rescheduled from 9/25 to 10/23 and advised her to alert the tenants. Explained it cannot be rescheduled again prior to the first inspection.
1.1 Living Room/Living Room Present
Tenant no show 2:30pm, pictures submitted.
1.3 Living Room/Electrical Hazards
No access to outlets for inspection, remove items blocking access to outlets.
8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)
4.4 Other Rooms/Security
Remove deadbolt lock from bedroom door
4.5 Other Rooms/Window Condition
Clear boxes to allow access to window (fire exit)
3.7 Bathroom/Wall Condition
Clean/remove discoloration on walls
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition
Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.3 Living Room/Electrical Hazards
Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit
Front security gate damaged (cutting hazard) , repair or replace
1.3 Living Room/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath thermostat
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
7.4 Heating and Plumbing/Water Heater
Install compliant water heater straps
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.13 Bathroom/Ventilation
Replace missing ceiling vent cover
2.10 Kitchen/Stove or Range with Oven
Replace missing range hood vent filter screen

7.5 Heating and Plumbing/Water Supply
Low water pressure in bathroom, repair
3.4 Bathroom/Security
Remove latch lock from door
7.2 Heating and Plumbing/Safety of Heating Equipment
Clean excessive dust build up on heater
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4 Bathroom/Security
Remove keyed entry lock
3.12 Bathroom/Tub or Shower
Resurface tub
3.5 Bathroom/Window Condition
Window must be openable and remain open without props.
2.11 Kitchen/Refrigerator
Light inoperable, repair
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1 General Health and Safety/Access to Unit
Install unit number (501) outside oof door for identification.
8.1 General Health and Safety/Access to Unit
Install unit number (503) on front door for identification
2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
1. Replace rusted drip pans

2. Range hood fan inoperable, repair or replace
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood
8.1 General Health and Safety/Access to Unit
Install unit number on front door for identification
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.5 Living Room/Window Condition
1. Lock mechanism damaged/missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window lock mechanism missing, replace

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle by kitchen sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:37am, picture submitted.

1.1 Living Room/Living Room Present
9/22/2026 Tenant no show 11:40am, picture submitted.

3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.6 Bathroom/Ceiling Condition
Repair, peeling paint present

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors on level 1 & basement

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector on level 1 and basement

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.12 Bathroom/Tub or Shower
Resurface tub

8.7 General Health and Safety/Other Interior Hazards
Remove keyed entry lock on door leading to basement

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detectors level 1 & basement

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.9 General Health and Safety/Interior Air Quality
Poor interior air quality inside of unit, tenant to address housekeeping in unit

8.7 General Health and Safety/Other Interior Hazards
1. Unit = Excessively Dirty/Poor Housekeeping.
2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.

1.7 Living Room/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke detectors in common areas and bedrooms.

3.12 Bathroom/Tub or Shower
Resurface tub

3.7 Bathroom/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Seat needs repair/replacement.

2.7 Kitchen/Wall Condition
Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.8 Kitchen/Floor Condition
Repair damaged flooring in kitchen, flooring is heavily worn out

5.4 Secondary Rooms/Other Potential Hazardous Features
1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room.

2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter in yard

1.3 Living Room/Electrical Hazards
No access to outlets for inspection

1.5 Living Room/Window Condition
Clean discoloration on window and window seal

1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

4.3 Other Rooms/Elecrtical Hazards
No access to outlets in room due to excessive clutter

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.6 Other Rooms/Celing Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector level 1

4.5 Other Rooms/Window Condition
Clear items to allow access to window (fire exit)
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet top is missing, replace
8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door
5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2 Secondary Rooms/Security
Declutter garage
8.7 General Health and Safety/Other Interior Hazards
1. Install smoke detector and carbon monoxide detector in garage/basement

2. Install carbon monoxide detector level 1
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.7 Living Room/Wall Condition
Repair peeling paint on living room walls and ceiling
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector level 1

2. Install smoke detector & carbon monoxide detector in garage/basement
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
1. Window frame on interior side is dry rotted, repair

2. Window crank inoperable, window will not close and lock securely as designed

3. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair
1.1 Living Room/Living Room Present
Call tenant at 907-322-3531 for access if needed.
JC-9-23-26 Spoke to the tenant who called about todays inspection. Explained I did not see her scheduled for today. Checked the calls and determined she spoke to CH and confirmed today but the reschedule was not done. Rescheduled from 11/3 to 9/29
1.1 Living Room/Living Room Present
NEW GATE CODE IS 50607 PER OWNER. CALL TENANT AT THE UMBER BELOW IF NEEDED -JC 9/23/26
CH-6-29-26 Pre call 323-394-8852 gate code 50607
6-29-26 no show took picture sent email didnt receive text with pre call & gate info until 3:38 pm on 6-29-26 was at property at 1:30 pm
9-2-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 T called in (system was down) to reschedule. Called him back at 12:21pm and left a detailed voicemail denying his request to reschedule. Only 1 R/S is allowed.
8/5/2026 TENANT KEVIN CALLED TO RESCHEDULE. HAS MEDICAL APPTS MOVED FROM 8/7/2026 TO 9/24/2026 1PM-4PM. 510-388-3167 ALISON
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
INSPECTION CANCELLED DUE TO UNINCORPORATED PROPERTY M.T
1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T
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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12. M.T

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9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 11-2pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/2026 OWNER CALLED TO RESCHEDULE ONLY THIS UNIT. TENANT WILL NOT BE AVAILABLE. MOVED FROM 9/28/2026 TO 10/29/2026 1PM-4PM. OWNER CONFIRMED AND WILL NOTIFY TENANT. ALISON

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to Owner who requested to re-schedule insp from 9/30 to 11/6 due to invoice issues and mailing issues. Per J.C we re-scheduled to 11/6 between 9-12pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/23/26- Spoke to tenant, requested an ext. Moved insp from 10/16 to 10/27 between 1-4pm. M.T

1.1 Living Room/Living Room Present
9/22/2026 OWNER LEFT VM. REQUEST TO RESCHEDULE. N/A. RETURNED OWNERS VM, LEFT DETAILED MESSAGE. INSPECTION MOVED FROM 9/25/2026 TO 10/30/2026 9AM-12NOON. ALISON

8.1 General Health and Safety/Access to Unit
no show - 09/23/2026 light brown 2 story dog barking inside

8.1 General Health and Safety/Access to Unit
no show - 09/22/2026 beige house red door

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

3.12 Bathroom/Tub or Shower
shower diverter not functioning like designed. repair or replace

1.1 Living Room/Living Room Present
9/23/26- Owner called in requesting ext due to being sick. Re-scheduled from 9/24 to 10/21. M.T

8.1 General Health and Safety/Access to Unit
no show - light brown dark brown trim home. dog barking inside.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

5.4 Secondary Rooms/Other Potential Hazardous Features
replace missing smoke detector and co detector, on lower level

2.12 Kitchen/Sink
Kitchen sink faucet has a leak. repair or replace

8.7 General Health and Safety/Other Interior Hazards
replace non working smoke and CO detector

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.5 Kitchen/Window Condition
replace missing screens

8.7 General Health and Safety/Other Interior Hazards
install smoke detector on 2nd Floor

8.1 General Health and Safety/Access to Unit
refused at door- tenant stated that they was the owner of the property and not renters.

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Repair damaged window screen

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing lock/handle on rear patio door screen

1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.

4.4 Other Rooms/Security
Tenant caused damaged to bedroom door, replace or remove door and hardware

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.4 General Health and Safety/Garbage and Debris
Declutter unit, trash on floors throughout unit
1.1 Living Room/Living Room Present
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
1.1 Living Room/Living Room Present
30 min pre-call to owner 510-325-4227
6/29/2026 NO ACCESS as gate in front of complex is locked, no response from number listed for owner/property manager 11:15am. Pictures submitted.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair for inspection
1.1 Living Room/Living Room Present
6/29/2026 No access to gated community, no response from call box 11:00am. Picture submitted.

7/29/2026 Tenant no show 12:00pm, picture submitted

9/23/2026 No access to gated community, no response from call box. Picture submitted 10:45am.
1.1 Living Room/Living Room Present
8/27/2026 TENANT MARISSA CALLED TO CONFIRM HER RESCHEDULED DATE FOR 9/23/2026 9AM-12NOON. ADVISED HER IT WASNT RESCHEDULED. SHE ADVISED SHE SPOKE WITH CLAUDIA ON 8/24/2026 AT 9:18AM TO RESCHEDULE DUE TO A MEDICAL APPT THATS BEEN IN PLACE FOR 3MONTHS. ADVISED HER, I CAN HELP HER RESCHEDULE. MOVED FROM 8/28/2026 TO 9/23/2026 9AM-12NOON. SHE WAS GRATEFUL AND HAPPY THAT SHE CALLED IN. 650-542-6097 ALISON
7.5 Heating and Plumbing/Water Supply
no hot water going to unit. repair or replace
1.1 Living Room/Living Room Present
30 MINUTE PRE-CALL (541) 743-5329 (RAUL) leave vm with arrival time if he does not answer
8/8/2025 Tenant no show 1:55PM, DOWNSTAIRS UNIT AT COMPLEX. PICTURE TAKEN.

9/26/2025 Tenant no show, possible vacant unit.

11/20/2025 Tenant no show 12:28PM, PICTURE SUBMITTED

1/7/2026 Vacant unoccupied unit, no entry. Picture submitted

6/4/2026 Tenant no show/ possible vacant unit 1:00pm, picture submitted.

9/23/2026 Pre called PM as requested, unable to make it to unit. No access as unit is vacant 9:55am. Pictures submitted.
1.3 Living Room/Electrical Hazards
Secure outlet on left wall to wall
3.12 Bathroom/Tub or Shower
No water from unit, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Secure outlet on left wall
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.4 General Health and Safety/Garbage and Debris
Declutter vacated unit as old tenant left garbage and belongings in unit
8.7 General Health and Safety/Other Interior Hazards
Remove old smoke detector bases throughout unit
3.3 Bathroom/Electrical Hazards
foreign object is stuck in outlet remove or replace.
1.1 Living Room/Living Room Present
30 min pre-call (510)418-0826 -JC 6/22
4-29-26 no show took picture sent email no access to property
6-16-26 no show no access to unit took picture sent email
Gate code for complex is #2016

4.5 Other Rooms/Window Condition
Clean/ remove discoloration on window and window seal
8.10 General Health and Safety/Site and Neighborhood Conditions
Backyard = overgrown grass/weeds.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 9:52am, no access to front door as gate locked. Picture submitted.

6/16/2026 Tenant no show 2:30pm, no access to unit as gate leading to home is locked. Picture submitted.

7/29/2026 No access as gare leading to home locked, picture submitted 9:50am.

9/23/2026 No access to unit as gate leading to house locked, picture submitted 10:27am.
1.1 Living Room/Living Room Present
8/6/2026 Tenant no show, no response to knocking on door. Small dogs barking inside. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite -repair/replace
3.4 Bathroom/Security
bathroom door knob - damaged/missing - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, bedroom 1 left side level 2. Repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice.
2.12 Kitchen/Sink
Install air gap for dishwasher
4.4 Other Rooms/Security
Remove keyed lock from interior door.
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security
Remove keyed lock from interior door.
5.3 Secondary Rooms/Electrical Hazards
1. Replace cracked outlet above washing machine
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.
3.12 Bathroom/Tub or Shower
1. Resurface tub, surface rust present

2. Tub diverter inoperable, water running from spout when shower is on. Repair.
1.1 Living Room/Living Room Present
9/23/2026 Tenant no show 11:55am, picture submitted.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- outlets all have hot/neutral reverse, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.6 General Health and Safety/Interior Stairs and Common Halls
Remove keyed entry lock on hall closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-23-26 Owner emailed asking for ext. Granted FINAL ext to 11/6. Unit just became vacant after an eviction.
2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair
2.11 Kitchen/Refrigerator
Light inoperable, repair
2.12 Kitchen/Sink
1. Secure dishwasher

2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1 General Health and Safety/Access to Unit
Secure patio door screen
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.4 Bathroom/Security
Install door knob on bathroom door in hallway
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven
Rear burners not self lighting, repair

Tenant to clean grease splatter on range hood
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.3 Bathroom/Electrical Hazards
GFCI receptacle inoperable, replace
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
8.7 General Health and Safety/Other Interior Hazards
Outlet in hallway missing cover plate, replace
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface bathroom sink, rust present
4.7 Other Rooms/Wall Condition
Replace/install missing baseboard trim in bedroom
4.5 Other Rooms/Window Condition
Window screen damaged, repair
3.8 Bathroom/Floor Condition
Install transition strip at entry of bathroom floor
3.5 Bathroom/Window Condition
Window screen damaged, repair
4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath window
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Move bed as headboard is blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
GFCI damaged, replace

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.4 Other Rooms/Security
Remove keyed lock from interior door.

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.7 Other Rooms/Wall Condition
Glass closet door damaged, replace or remove closet doors

1.1 Living Room/Living Room Present
CH-8-10-26 r/s from 8-14-26 to 2-28-26 owner states tenant unavailable call 30 min prior 510-715-4804

4.5 Other Rooms/Window Condition
Move bedding blocking window (fire exit)

3.3 Bathroom/Electrical Hazards
Replace damaged GFCI receptacle

3.5 Bathroom/Window Condition
Window screen damaged, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Remove key lock from rear hall closet door

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

2.11 Kitchen/Refrigerator
Light inoperable, repair

7.4 Heating and Plumbing/Water Heater
Water heater storage closet door damaged, large opening above pilot light Repair

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
GATE CODE IS 2580 ENTER -- YOU CAN ALSO CALL THE TENANT AT 213-924-0167 FOR ACCESS -JC 9/24/26
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9-22-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
9/3/2026 CALL 30MIN PRIOR 510-472-3068.TENANT CALLED IN TO MOVE UP INSPECTION FROM 10/7/2026. TENANT HAS MEDICAL APPT. MARIXA WILL BE AVAILABLE 9/22/2026 11AM-2PM. TEANANT CONFIRMED. ALISON
5/13/2026 There is a separate unit that HAS BEEN CONVERTED IN GARAGE THAT WILL NEED TO BE SET UP FOR INSPECTION. UNIT HAS 2 BEDROOMS, BATHROOM AND KITCHEN. CALLED AND INFORMED SCHEDULING DEPT. UNIT WILL ALSO NEED SEPARATE MAILBOX, AND UNIT IDENTIFICATION MARKER

4.5 Other Rooms/Window Condition
Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room

4.7 Other Rooms/Wall Condition
Clean discoloration on walls above window

4.8 Other Rooms/Floor Condition
Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.

8.9 General Health and Safety/Interior Air Quality
Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage.
- Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.
6/24/2026

1.1 Living Room/Living Room Present
CALL 415-425-4115 UPON ARRIVAL -JC 9/24
9-23-26 no show no access to property took picture sent email

1.1 Living Room/Living Room Present
Gate code #1455 CALL (415) 254-8203 UPON ARRIVAL -JC 9/1

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called in to report the PROPERTY IS CURRENTLY VACANT AND UNDER RENO. ADVISED HE WILL NEED TO SEND A STATEMENT FOR THE INSPECTION TO BE CANCELLED OR POSTPONED OFFICIALLY. ONWER IS AWARE AND WILL SEND THIS. GRANTED A R/S FROM 9/25 TO 10/28. ADVISED IT WILL NOT BE MOVED AGAIN WITHOUT THE STATMENT.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 10:25am, no access to unit as loose dog in front yard. Pictures submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 12:12pm, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 11:26am, picture submitted.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:00pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:06pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:08pm, picture submitted. No response from doorbell or knocking on security gate.

1.1 Living Room/Living Room Present
9/24/2026 Tenant no show 1:22pm, picture submitted. No response from doorbell or knocking on security gate.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Outlet at entry has open grounds, repair

7.4 Heating and Plumbing/Water Heater
Remove hazardous flammable materials from hot water heater closet

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Subflooring damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Front burners not self lighting, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Right window lock mechanism missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Install safety guides for glass shower doors

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.3 General Health and Safety/Evidence of Infestation
Heavy ant infestation in kitchen, address infestation issues in kitchen

2.10 Kitchen/Stove or Range with Oven
Exterior of oven door rusted, repair

4.5 Other Rooms/Window Condition
1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Replace missing window lock on right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Exterior window frame dry rotted, repair

6.1 Building Exterior/Condition of Foundation
Repair large cracks in rear yard leading to car parking

1.5 Living Room/Window Condition
1. Window lock missing, replace

2. Window screen damaged, repair

3. Right window seal damaged, repair

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.3 Bathroom/Electrical Hazards
Install GFCI receptacle in bathroom

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from exterior front gate.

3.5 Bathroom/Window Condition
Window screen damaged, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath TV

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 gate locked could not access to front door dogs inside.

8.7 General Health and Safety/Other Interior Hazards
Replace rwar common area smoke detector, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in rear of hallway

2. Remove keyed entry deadbolt lock on door leading to rear hallway.

1.5 Living Room/Window Condition
replace missing screen

8.4 General Health and Safety/Garbage and Debris
Remove old building supplies on side of house

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

6.1 Building Exterior/Condition of Foundation
Fill large crack running across rear yard

2.5 Kitchen/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
replace missing screens

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Inoperable, replace

2.12 Kitchen/Sink
Dishwasher inoperable, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
Right front burner not self lighting, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet behind door has hot/neutral reverse, repair

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked outlet cover plate behind couch

4.3 Other Rooms/Elecrtical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace missing/damaged cover plate underneath window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Repair dishwasher as it has sitting water that is backing up from sink

8.1 General Health and Safety/Access to Unit
Remove brace on rear door (fire exit)

6.4 Building Exterior/Condition of Exterior Surfaces
Yard = remove Excessive garbage and Debris

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
replace missing screens

4.5 Other Rooms/Window Condition
Window screen damaged, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
remove double deadbolt lock from front exterior gate.

Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

replace missing screens

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

1.5 Living Room/Window Condition
replace missing screens

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.7 General Health and Safety/Other Interior Hazards
replace missing smoke and CO detector

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Replace missing common area smoke detector

2. Install carbon monoxide detector in unit

2.10 Kitchen/Stove or Range with Oven
Replace missing burner control knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

8.1 General Health and Safety/Access to Unit
no show 09/24/2026 large fence around property could not access front door.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector

4.4 Other Rooms/Security
Replace missing door knobs

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door/Drawer Loosened.
- cabinet door left of sink off hinge, repair

8.1 General Health and Safety/Access to Unit
Clear items blocking rear door (fire exit)

8.1 General Health and Safety/Access to Unit
no show- 09/24/2026 light brown white trim dog barking inside.

8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in basement

install CO detector in common area inside unit.

4.5 Other Rooms/Window Condition
bars on window do not open and closed like it was design repair replace or remove

8.1 General Health and Safety/Access to Unit
remove deadbolt lock from exterior front gate.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet missing cover plate presents an electrical hazard.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.1 Bathroom/Bathroom Present
no running water to home could not do full inspection.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.7 Other Rooms/Wall Condition
remove black discoloration

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.

2.7 Kitchen/Wall Condition
remove black discoloration

7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.

7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.

Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.

6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached

8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets

2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

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6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
8/27/2026 OWNER CALLED TO RESCHEDULE. WILL BE OUT OF THE COUNTRY FOR 2 WEEKS. MOVED FROM 8/31/2026 TO 9/24/2026 1PM-4M. WILL NOTIFY TENANT. ALISON

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

1.1 Living Room/Living Room Present
JC-9-24-26 Owner called to dispute the faucet fail. Here is the inspectors comment "i inspected it and it was leaking a tiny bit like it needed to be tightened up. thats what i recall wasnt majorly leaking". I called the owner back today and left a detailed voicemail advising it failed and will have to be re-inspected. Advised the R/I fee cannot be waived.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet loose repair or replace.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
steps/railing leading up to unit damaged - health/safety hazard - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway co detector missing

3.4 Bathroom/Security
door damaged - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
9-22-26 no show took picture sent email

3.5 Bathroom/Window Condition
window screen missing - repair/replace

4.10 Other Rooms/Smoke Detectors
garage smoke detector missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop - repair/replace

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke /Co detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

3.4 Bathroom/Security
remove key lock from bathroom door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

3.12 Bathroom/Tub or Shower
tub worn/damaged - resurface/repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

4.10 Other Rooms/Smoke Detectors
smoke detector inop exceeds 10 yr replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.1 Kitchen/Kitchen Area Present
front right burner inop - repair/replace
hood range worn/peeling - repair/repalce
2.10 Kitchen/Stove or Range with Oven
front right burner inop - repair/replace
hood range worn/peeling - repair/replace
2.12 Kitchen/Sink
sink worn/damaged - resurface/repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.6 Bathroom/Ceiling Condition
ceiling/wall has discoloration- remove/repair/repaint
3.7 Bathroom/Wall Condition
wall has peeling paint - repair/repaint
1.6 Living Room/Ceiling Condition
living room and hallway ceiling have large cracks - repair
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop exceeds 10yr repalce
4.4 Other Rooms/Security
remove 2x latch locks from bedroom doors
4.7 Other Rooms/Wall Condition
bedroom wall has large amount of discoloration- remove/repair/repaint
3.5 Bathroom/Window Condition
window/frame has discoloration - remove/repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range vent cover missing - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
4.7 Other Rooms/Wall Condition
bedroom wall has discoloration - remove-repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
3.6 Bathroom/Ceiling Condition
ceiling has discoloration - repair/replace
1.1 Living Room/Living Room Present
8-31-26 no show took picture sent email
1.5 Living Room/Window Condition
replace missing screens

sliding glass door hard to open and closed.
2.3 Kitchen/Electrical Hazards
Non-working outlet may be hazardous.
2.10 Kitchen/Stove or Range with Oven
non working burners right rear. repair or replace.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Flush mechanism is broken. This represents a major defect which must be corrected.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Bath Sink Cracking /Needs Repair/Replacement.
3.7 Bathroom/Wall Condition
remove black discoloration
3.5 Bathroom/Window Condition
remove black discoloration
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly.
8.7 General Health and Safety/Other Interior Hazards
replace non working co detector.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
chipping and peeling in sink. repair or replace
8.7 General Health and Safety/Other Interior Hazards
replace non working CO detector
1.8 Living Room/Floor Condition
The floor has rolls and poses a danger to the tenant of tripping or falling.
2.13 Kitchen/Space for Storage, Prep and Serving
non working dishwasher repair or replace.
1.1 Living Room/Living Room Present
CH-9-25-26 Pre call 30 min prior 510-234-3649
2.12 Kitchen/Sink
leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower
hot water knob leaking repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-234-3649
8.6 General Health and Safety/Interior Stairs and Common Halls
install CO detector
3.12 Bathroom/Tub or Shower
Bathroom tub/shower slow draining
8.1 General Health and Safety/Access to Unit
no show- 09/25/2026 yellow house blue trim
8.1 General Health and Safety/Access to Unit
refused at door- tenant was not aware of inspection. did not receive notice.
8.1 General Health and Safety/Access to Unit
could not gain access to property two locked gates to get inside and call box does not work.
1.1 Living Room/Living Room Present
CH-9-25-26 pre call 30 min prior 510-230-6415
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 11-23-26 to 11-6-26 owner and tenant will be out of town pre call 30 min prior 510-301-0328
1.1 Living Room/Living Room Present
CH-9-25-26 r/s from 10-16-26 to 10-23-26 owner not avail pre call 30 min prior 510-409-5428
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.
4.4 Other Rooms/Security
bedroom Door must be secured to hinges.
loose - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heat Not Working Properly.
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 3x bedrooms
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
2.3 Kitchen/Electrical Hazards
outlets next to sink inop - repair/replace

3.5 Bathroom/Window Condition
latch broken window not able to close as designed
1.4 Living Room/Security
patio door lock not locking as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink has very slow drain - repair
4.3 Other Rooms/Elecrtical Hazards
removed smoke detector wires exposed - cover/cap - repair/replace
4.10 Other Rooms/Smoke Detectors
downstairs hallway smoke/Co detector missing
4.4 Other Rooms/Security
remove key lock from bedroom door
8.6 General Health and Safety/Interior Stairs and Common Halls
downstairs hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-23-26 no show no access to property took picture sent email
1.1 Living Room/Living Room Present
5-4-26 no show took picture sent email
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show tenant refused entry
6-17-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite on 2x stoves - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
4.4 Other Rooms/Security
remove 2x key locks from bedroom doors
8.7 General Health and Safety/Other Interior Hazards
back unit smoke/Co detector missing
1.1 Living Room/Living Room Present
5-5-26 no show took picture sent email
7-29-26 no show took picture sent email
9-23-26 no show took picture sent email
2.10 Kitchen/Stove or Range with Oven
oven not keeping temperature
oven racks not coming out as designed - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
2nd fl hallway bathroom sink not drain properly - repair/replace
3.12 Bathroom/Tub or Shower
2nd fl hallway tub diverter inop - repair/replace
6.1 Building Exterior/Condition of Foundation
patio has very large crack in cement - repair
1.1 Living Room/Living Room Present
30 MIN PRE-CALL (PLEASE CALL UPON ARRIVAL 510-837-7972 FOR ACCESS AS WELL)
5-19-26 No show took picture sent email
6-30-26 No show took picture sent email
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

2.13 Kitchen/Space for Storage, Prep and Serving
drawer cover missing
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling large cracks - repair/repaint
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
4.6 Other Rooms/Celing Condition
bedroom top of wall start of ceiling has very large crack - repair/replace
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
1.1 Living Room/Living Room Present
7-31-26 no show tenant refused entry
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway ceiling has large crack - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector inop -repair/repalce
4.7 Other Rooms/Wall Condition
top of bedroom wall has large crack going across - repair/replace
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
1.1 Living Room/Living Room Present
7-31-26 no show took picture sent email
9-23-26 no show took picture sent email
1.1 Living Room/Living Room Present
8/12/2026 Tenant now show 2:10pm, Inspector late due to traffic. Tenant had already called in and stated they left earlier in the day.

9/25/2026 Tenant no show 12:40pm, picture submitted.
1.1 Living Room/Living Room Present
9/25/2026 Tenant no show 1:15pm, picture submitted. Gate leading to unit locked, no access.
1.1 Living Room/Living Room Present
9-29-25 property management not aware of inspection
1.8 Living Room/Floor Condition
carpeting throughout entire unit badly worn - repair/replace

8/5/2026 Tenant refused to allow inspector and PM to inspect rooms to clear fail above.
1.1 Living Room/Living Room Present
8/10/2026 Tenant no show,, PM doesnt have key for unit as it has a special vendor key. Picture submitted.
2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair
1.1 Living Room/Living Room Present
Tenant no show 11:50am, PM doesnt have key for unit as lock has been changed. Picture submitted.
8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.

1.1 Living Room/Living Room Present
GATE CODE: Search for “Davis, M” OR ENTER GATE code 50611. -JC 8/10

6/25/2026 Owner no show 1:00pm, owner called back at 2:30 after seeing he had a missed call. Inspection to be rescheduled as inspector is already done for the day. Pictures submitted. No entry to gated community as call box has tenant names, not addresses.

8/13/2026 Tenant/Owner no show 9:13am, picture submitted.

3.12 Bathroom/Tub or Shower
Shower head leaking, repair

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle on left wall

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window wont stay open without prop, repair. Install window screen on laundry room window

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked rear entry exterior outlet

8.6 General Health and Safety/Interior Stairs and Common Halls
Complete repairs to wall leading upstairs, opening from previous repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove building supplies on exterior of complex
or store them in secured location

2. Remove small freezer on exterior of unit, appliances must be stored inside of unit

1.1 Living Room/Living Room Present
Address is 2810 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.

1.1 Living Room/Living Room Present
Address is 2812 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- lower receptacle in kitchen

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.1 Living Room/Living Room Present
Address is 2814 Nevin Ave

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Clean/remove discoloration on window and window seal

2.5 Kitchen/Window Condition
Clean/remove discoloration on window and window seal

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.5 Living Room/Window Condition
Clear items to allow access to window (fire exit)

3.4 Bathroom/Security
Door damaged, replace as there is a large hole on door

2.10 Kitchen/Stove or Range with Oven
Glass oven door damaged/missing. Replace as tenant damaged door..

8.4 General Health and Safety/Garbage and Debris
Declutter indie of unit and remove personal items being stored in shared exterior common area.

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Door.
-Secure cabinet door underneath sink

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Kitchen window screen damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.12 Kitchen/Sink
Secure kitchen faucet to sink

2.10 Kitchen/Stove or Range with Oven
Front right burner knob damaged, replace

1.1 Living Room/Living Room Present
10-6-25 no show property management no access to unit
1-12-26 no show property management no access to unit
2/18/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
3/19/2026 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access. Picture submitted
6-9-26 Tenant no show, unable to enter uni t as there is only a thumbprint lock on front exterior door. PM has no access.

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
- All outlets in room cracked, replace all receptacles

3.12 Bathroom/Tub or Shower
Resurface tub in bathrooms 1 & 2

6.1 Building Exterior/Condition of Foundation
Repair large crack on patio

8.4 General Health and Safety/Garbage and Debris
Remove excessive clutter and trash on patio

3.6 Bathroom/Ceiling Condition
Clean/remove discoloration on ceiling

3.7 Bathroom/Wall Condition
Repair wall as towel rack damaged and result is wall damaged.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Discharge Pipe.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

2.3 Kitchen/Electrical Hazards
Kitchen outlets have no power, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.1 General Health and Safety/Access to Unit
Install door sweep on front door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
remove all old smoke detectors if up they ha e to be working

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

2.12 Kitchen/Sink
dishwasher not draining properly - repair/replace

8.1 General Health and Safety/Access to Unit
security gate to property not closing and locking as designed - repair/replace

1.1 Living Room/Living Room Present
9-24-26 no show took picture sent email
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
2.3 Kitchen/Electrical Hazards
GFCI outlet not testing as designed - repair/replace
4.4 Other Rooms/Security
remove key lock form bedroom door
3.4 Bathroom/Security
remove key lock from bathroom door
4.7 Other Rooms/Wall Condition
wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6 Bathroom/Ceiling Condition
starting to get discoloration - remove/repair/repaint
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom sink water pressure low - repair
4.3 Other Rooms/Elecrtical Hazards
garage light cover missing - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
2.10 Kitchen/Stove or Range with Oven
oven control inop showing F2 code - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing - replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
5.2 Secondary Rooms/Security
garage door opener inop - repair/replace
large air gap underneath garage back door - repair
4.4 Other Rooms/Security
remove key lock from 4x bedroom doors
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
4.8 Other Rooms/Floor Condition
master bedroom metal lip at bathroom entry not secure - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8 Kitchen/Floor Condition
floor lip damaged at kitchen entryway - repair/repalce
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
2x bungalows in back yard missing smoke detectors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
5.4 Secondary Rooms/Other Potential Hazardous Features
garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2 Secondary Rooms/Security
bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink handle loose not secure - repair/replace
sink stopper missing in 2x bathrooms - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.10 General Health and Safety/Site and Neighborhood Conditions
front yard has overgrowth - cut/remove
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
master bedroom & hallway toilet base loose - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
hallway bathroom right side sink hot water pressure very low - repair/replace

4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
1.1	Living Room/Living Room Present 9/29/2025 NO ACCESS PER PM, units werent properly notified and units will be rescheduled as staff isnt available to grant access to units. Spoke with Jayde @ OutSource it and explained situation with new manager not being aware and notices not being posted.
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Elecrtical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure as designed - repair/replace
1.1	Living Room/Living Room Present under renovation
1.1	Living Room/Living Room Present 9-25-26 no show took picture sent email
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/replace

2.10	Kitchen/Stove or Range with Oven
	hood range light inop
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
2.12	Kitchen/Sink
	sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower
	tub worn/damged - resurface/repair/repalce
4.4	Other Rooms/Security
	remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven
	front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards
	GFCI outlet missing
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.12	Bathroom/Tub or Shower
	tub caulking worn/damaged - repair/replace/recaulk
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation
	hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	master bedroom sink faucet handle not secure - repair/replace
	sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower
	tub faucet handle not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven
	all burners must self ignite - repair/repalce
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
3.7	Bathroom/Wall Condition
	wall peeling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards
	living room smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	sink water pressure low - repair/replace
2.10	Kitchen/Stove or Range with Oven
	back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security
	bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors
	bedroom smoke inop
3.12	Bathroom/Tub or Shower
	tub diverter inop/broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	heater inop - repair/replace
1.1	Living Room/Living Room Present
	CH-8-10-26 r/s from 8/14/26 to 9/25/26 11-2pm tenant will be out of town
3.12	Bathroom/Tub or Shower
	caulking around top of shower worn/damaged - repair/recaulk
3.6	Bathroom/Ceiling Condition
	has discoloration starting - remove/repair/repaint
4.4	Other Rooms/Security
	remove key lock from bedroom door

5.3 Secondary Rooms/Electrical Hazards
wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit
security gate to property not closing/locking as designed - repair/replace
1.1 Living Room/Living Room Present
CH-9-28-26 r/s from 9-30-26 to 10-22-26 LL states tenant has covid
1.1 Living Room/Living Room Present
CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
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CALL ERICA PM 30MIN PRIOR 510-815-2230 ALISON
1.1 Living Room/Living Room Present
CH-9-28-26 LL needs earlier date R/S from 11/20/26 he was advise by Jaydhe can do 11/5/26 or 11/6/26 wants 11-6-26 pm Pre call 510-672-0544
1.1 Living Room/Living Room Present
9/28/2026 Per Brandon, stated there is no 428 S 35th St. Theres only 418, 420 and 422 S 35th. Alison
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 415-407-1623
9/28/2026 OWNER CALLED NEEDS TO RESCHEDULE. WILL BE OUT OF TOWN. MOVED FROM 10/30/2026 TO 11/4/2026 1PM-4PM. OWNER CONFIRMED. (SINGH SONG) WILL NOTIFY TENANT. ALISON
2.12 Kitchen/Sink
Dishwasher inoperable, repair
4.10 Other Rooms/Smoke Detectors
Remove old smoke detector
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet on right wall
6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged.
Rear right side of unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
9/2/2026 No access to unit as loose dog in yard 11:00am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant refused entry 10:10am. Picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:40am, picture submitted
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 11:45am, picture submitted.
1.1 Living Room/Living Room Present
9/28/2026 Tenant no show/ no access 11:35am. No response from ring camera and access to unit as gate leading to home locked. Picture submitted.

1.1 Living Room/Living Room Present
5/20/2026 Tenant no show 10:35am, picture submitted

8/24/2026 tenant/owner no show 9:50am, picture submitted.

9/28/2026 No access, vacant unit 1:50. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Secure outlets to wall
2. Replace missing outlet cover plates
3. Secure/install light fixtures as wires hanging from ceiling

2.11 Kitchen/Refrigerator
Vacant unit, install refrigerator in unit

4.3 Other Rooms/Elecrtical Hazards
1. Install light fixture as wires hanging from ceiling
2. Install missing outlet cover plates

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
Non GFCI receptacle has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, fail code present. Repair or replace

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

4.5 Other Rooms/Window Condition
Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
- Rear room in garage off back deck

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.
- left window

3.5 Bathroom/Window Condition
Bathrooms 1 & 2
1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2. Window must be openable and remain open without props.

8.1 General Health and Safety/Access to Unit
Rear security screen deadbolt lock damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

5.4 Secondary Rooms/Other Potential Hazardous Features
Laundry room window screen missing, replace

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

- Tenant to move furniture blocking window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.5 Bathroom/Window Condition
Window must be openable and remain open without props.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:27pm, center unit upstairs. Picture submitted.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- Patio door takes place of window in bedroom.

3.3 Bathroom/Electrical Hazards
Install GFCi protected receptacle in bathroom

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacle in kitchen by sink

1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure faucet base to sink vanity

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/28/2026 Tenant no show 1:30pm, picture submitted

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet underneath window

2.12 Kitchen/Sink
Garbage disposal inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

5.3 Secondary Rooms/Electrical Hazards
Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415) 813-9799
3/24/2026 Tenant no show 1:30pm, picture submitted

4/28/2026 Tenant no show 2:05pm, picture submitted. Notice from own regarding inspection still on door.

6/12/2026 Tenant no show 10:43am, no response to doorbell or knocking on door. Owner present. Picture submitted.

4.10 Other Rooms/Smoke Detectors
Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.

4.7 Other Rooms/Wall Condition
Complete repairs to wall around fuse panel box

4.5 Other Rooms/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

3.5 Bathroom/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

2.5 Kitchen/Window Condition
Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.

8.1 General Health and Safety/Access to Unit
Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.

8.4 General Health and Safety/Garbage and Debris
Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.5 Other Rooms/Window Condition
clear egress blocking bedroom window

2.3 Kitchen/Electrical Hazards
GFCFI outlet missing

8.6 General Health and Safety/Interior Stairs and Common Halls
building common hallway smoke detector missing

1.8 Living Room/Floor Condition
carpet in unit worn/damaged - repair/replace

4.4 Other Rooms/Security
remove key lock from bedroom door

4.5 Other Rooms/Window Condition
frame has large amount of discoloration - remove/repair/repaint

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

3.12 Bathroom/Tub or Shower
top of shower badly discolored - remove/repair
tub caulking badly worn/damaged - repair/replace/recaulk

3.5 Bathroom/Window Condition
frame has large amount of discoloration - remove/repair/repaint

4.7 Other Rooms/Wall Condition
crack in wall next to bed/window - repair/repaint
large crack going up bedroom wall in crease - repair/repaint

1.5 Living Room/Window Condition
frame has large amount of discoloration - remove/repair/repaint

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

2.12 Kitchen/Sink
faucet base loose - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop exceeds 10yr - replace

3.6 Bathroom/Ceiling Condition
damaged/peeling - repair/repaint

3.2 Bathroom/Electricty
light fixture worn/rusting - replace
light fixture cover missing - repair/replace

2.10 Kitchen/Stove or Range with Oven
stove vent fan needs cleaning - repair/clean/replace

1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR FOR ACCESS 510-230-3368

1.1 Living Room/Living Room Present
PROPERTY WAS SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.1 Living Room/Living Room Present
9/29/26 received proof of sale from listed owner

9-21-26 no show owner occupied (NO proof of owner occupancy received from owner. Unit cant be cancelled until proof sent to office)
1.1 Living Room/Living Room Present
ADDRESS IS 1035 15TH ST

9/21/2026 Address is incorrect. Address would be 1035 15th St. Per OutSource It owner must send in paperwork and have addresses changed for inspection.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:42am, unit is located on right side of complex. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 9:37am, upstairs unit. No response to knocking on screen door. Picture submitted.
1.1 Living Room/Living Room Present
9/29/2026 Tenant stated she was not aware of scheduled inspection, no entry 9:40am. Front unit at complex. Picture submitted.
2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5 Other Rooms/Window Condition
1. Window lock missing, replace

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
2.12 Kitchen/Sink
Garbage disposal inoperable, repair
8.1 General Health and Safety/Access to Unit
Install deadbolt lock on front door
8.7 General Health and Safety/Other Interior Hazards
Install smoke detector in garage
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span.

2. Install carbon monoxide detector level 2
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable as thermostat is damaged, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

1.1 Living Room/Living Room Present
Invaled address

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, replace

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

1.1 Living Room/Living Room Present
9/29/2026 Tenant no show 12:32PM, PICTURE SUBMITTED.

3.12 Bathroom/Tub or Shower
Tub diverter inoperable as it will not switch over to shower mode, repair

6.4 Building Exterior/Condition of Exterior Surfaces
Replace cracked exterior receptacle

4.4 Other Rooms/Security
Remove keyed lock from interior door.

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of personal items being stored in rear yard.

8.6 General Health and Safety/Interior Stairs and Common Halls
1. Remove keyed entry lock on front hall closet door

2. Common area smoke detector inoperable, replace

5.3 Secondary Rooms/Electrical Hazards
Dining room outlet left of rear door missing cover plate, install

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear garage door leading to exterior

2.10 Kitchen/Stove or Range with Oven
Front left burner inoperable, repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet not secured properly to floor.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- light switch cover plate missing, replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, thermostat damaged. Repair

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Outlet underneath window has open neutral, repair
4.7 Other Rooms/Wall Condition
Glass closet door damaged (cut hazard) replace or remove doors from closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-816-2957
9/10/2026 OWNER RICARDO CALLED NEEDS TO RESCHEDULE. HE AND HIS WIFE ARE LEAVING THE COUNTRY FOR A FAMILY MATTER. HE CAN DO BEFORE HE LEAVES OR AFTER. RICARDO CONFIRMED 9/29/2026 1PM-4PM. MOVED FROM 10/26/2026 TO 9/29/2026 1PM-4PM. ALL 4 UNITS. ALISON
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Bath Toilet Flush Valve leaking / water running.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span
1.1 Living Room/Living Room Present
9/29/2026 Tenant refused entry, stated he is not giving up his constitutional rights.
3.3 Bathroom/Electrical Hazards
Replace cracked receptacle with GFCI protected outlet above sink
3.12 Bathroom/Tub or Shower
Replace damaged caulking inside of tub and discoloration.
4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlets on left wall
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Replace damaged/worn out window screen
3.5 Bathroom/Window Condition
Replace damaged/worn out window screen
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle in bathroom
2.5 Kitchen/Window Condition
Replace damaged/worn out window screens (X2)
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacles in both bathrooms
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing common area smoke detector
4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry of room.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.1 General Health and Safety/Access to Unit
Replace damaged patio door screen
1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366
9/29/2026 SONYA REQ FOR EXT ON 827 33RD NEEDS MORE TIME ON REPAIRS. MOVED FROM 10/1/2026 TO 10/21/2026 1PM-4PM. SENT SONYA AN EMAIL. ALISON
5/29/2026 SPOKE WITH SONYA NEEDS MORE TIME ON REPAIRS. FOR ALL 4 UNITS. 827, 829, 835 AND 837 33RD MOVED FROM 6/3/2026 TO 6/25/2026 1PM-4PM. CALL 30MIN PRIOR 510-236-8366 ALISON

CH-4-22-26 pre call 510-236-8366
3.12 Bathroom/Tub or Shower
Tub diverter inoperable as tub runs at same time as shower, repair
1.1 Living Room/Living Room Present
9/30/2026 OWNER LEFT MESSAGE TO RESCHEDULE. CALLED OWNER LEFT DETAILED MESSAGE. RESCHEDULED FROM 10/2/2026 TO 11/6/2026 11AM-2PM. IF DATE DOESN WORK, PLEASE CALL BACK. ALISON
7-1-26 No show took picture sent email
2.1 Kitchen/Kitchen Area Present
all burners must self ignite - repair/replace

3.12 Bathroom/Tub or Shower
tub chipping - repair/resuface/replace
4.10 Other Rooms/Smoke Detectors
4x smoke detectors exceed 10yr - replace
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has short -repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector in 2x bedrroms exceeds 10yr - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
bathroom faucet base loose - repair/replace
3.8 Bathroom/Floor Condition
floor at base of tub peeling up - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.8 Living Room/Floor Condition
carpet torn at bedroom entry way - repair/replace
3.5 Bathroom/Window Condition
window frame/wall peeling - repair/repaint
3.12 Bathroom/Tub or Shower
tub runs/drips constantly - repair/replace
over flow plate missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
4.4 Other Rooms/Security
remove key lock from bedroom door
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
hole in exterior wall next to apt 6

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt 6. repair hole.
8.1 General Health and Safety/Access to Unit
remove double deadbolt from gate.

add address numbers to exterior wall
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS.
MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet not flushing properly. repair or replace

3.6 Bathroom/Ceiling Condition
large hole in ceiling. repair hole.
1.6 Living Room/Ceiling Condition
ceiling bubbling - repair/repaint
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
lights underneath cabinets inop - repair/replace
1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH SONYA REQ EXT. A LOT OF TENANTS ARE NOT AVAILABLE FOR REPAIRS. MOVED FROM 10/2/2026 TO 11/18/2026 1PM-4PM. EMAILED SONYA AS WELL. ALISON

CH-8-3-26 Pre call 30 min prior 510-236-8366
1.4 Living Room/Security
replace missing striker plates

replace deteriorated weatherstrip

door frame foot step loose repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole in wall next to apt. 6
8.1 General Health and Safety/Access to Unit
add address numbers to exterior wall

remove double deadbeat from gate
1.1 Living Room/Living Room Present
COMPLAINT: ROACH INFESTATION, DAMP/MILDEW ODOR FROM PREVIOUS LEAKS (PLEASE CONDUCT FULL INSPECTION). Tenant name is Jasmine. She can be reached at 510-402-7353 for access if needed.

JC-9-30-26 Spoke to tenant and scheduled a complaint inspection for 10/15/26 (tenant first called in on 7/8/26) I went through the normal procedure and called the tenant back 2 weeks later (left voicemail). She called back today to report management has not addressed her concerns.
2.8 Kitchen/Floor Condition
entry way lip not properly secure- repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector - miss/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
3.12 Bathroom/Tub or Shower
tub drips - repair
3.5 Bathroom/Window Condition
discoloration -remove/repair
2.10 Kitchen/Stove or Range with Oven
vent fan inop/covered un able to use - repair/repalce
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
7.5 Heating and Plumbing/Water Supply
discharge pipeline missing - repair
1.1 Living Room/Living Room Present
9-28-26 no show took picture sent email
1.4 Living Room/Security
large airgap underneath door - repair
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
2.13 Kitchen/Space for Storage, Prep and Serving
front of drawers loose - repair/replace

1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
CALL 30MIN PRIOR 510-236-8366

8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
30 MIN PRE-CALL TO PM ALEX 925-381-3681 -JC 9/30 - (SPOKE TO MGR AT 12:07PM TODAY. ADVISED THIS INFO SHOULD HAVE BEEN PROVIDED PRIOR TO THE SCHEDULED DATE. EXPLAINED ANOTHER NOTICE WILL BE SENT.)
1.1 Living Room/Living Room Present
JC-9-30-26 Spoke to the tenant and rescheduled the 10/1 inspection to 10/15. The tenant has a medical treatment appointment and will plan for someone to be in her place on the 15th but may need to cb.
9/30/2026 SPOKE WITH OWNER ON 9/29/2026 STATED TENANT PROBABLY NEEDS TO RESCHEDULE. WOULD LIKE FOR US TO CALL TENANT AND RESCHEDULE. CALLED TENANT MRS. LOUISE LEFT DETAILED MESSAGE. 510-701-7890 ALISON
2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- Outlet behind stove has hot/neutral reverse
4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition
Clear items in room to allow access to window for inspection
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
1.1 Living Room/Living Room Present
JC-9-30-26 Inspector discovered there is a A and B upon arrival. Results for A will be entered on this record and the results for B will be emailed to Jennifer. Called the owner and advised of the instructions regarding next steps. He is aware and will forward the info today.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
VACANT, UNDER CONSTRUCTION
1.1 Living Room/Living Room Present
sECTION 8
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
1.1 Living Room/Living Room Present
PROPERTY SOLD
1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

2.10 Kitchen/Stove or Range with Oven
peeling and chipping on rangehood. repaint
1.1 Living Room/Living Room Present
JC-9-30-26 Tenant called in and requested to reschedule (she has to go out of town and would like to be there) rescheduled from 10/19 to 11/5
8-19-26 no show property management no access to unit
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.1 General Health and Safety/Access to Unit
wrong address. there is no 1413.
4.4 Other Rooms/Security
Remove keyed lock from interior door.
8.7 General Health and Safety/Other Interior Hazards
install CO detector in common area
8.1 General Health and Safety/Access to Unit
no show -tan red trim
1.5 Living Room/Window Condition
replace missing screens

deteriorating window self/frame evidence of water damage
8.7 General Health and Safety/Other Interior Hazards
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
8.7 General Health and Safety/Other Interior Hazards
replace missing Smoke and CO dectector
8.7 General Health and Safety/Other Interior Hazards
install CO detector
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
vacant unit
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show- yellow house red trim
4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.
8.1 General Health and Safety/Access to Unit
no show- could not enter unit owner/maintenance did not have correct keys.
8.1 General Health and Safety/Access to Unit
no show - grey house white trim
4.4 Other Rooms/Security
Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 10:13am, picture submitted.
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector level 1, exceeds 10 year life span
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
1/2 bath level 1 & hallway bathroom level 2
- Repair sinks as they both have surface rust present, resurface sinks.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Resurface sink bathroom level 1, surface rust present
1.1 Living Room/Living Room Present
9/30/2024 Tenant no show 12:04pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:06pm, picture submitted.

2.3 Kitchen/Electrical Hazards
Damaged outlet presents an electrical hazard.
- replace cracked receptacle left of stove

4.5 Other Rooms/Window Condition
Move furniture blocking access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Replace cracked receptacle underneath light switch

3.12 Bathroom/Tub or Shower
Shower head spraying water in rear, repair or replace

8.7 General Health and Safety/Other Interior Hazards
Hall closet doors off track, repair

2.3 Kitchen/Electrical Hazards
Install GFCI protected receptacles by sink

2.12 Kitchen/Sink
Garbage disposal inoperable, repair or replace

2.10 Kitchen/Stove or Range with Oven
Stove burners will not get hot, repair or replace

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 12:26pm, no response from ring camera or knocking on gate. Picture submitted.

1.3 Living Room/Electrical Hazards
1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2. Replace cracked receptacle left of wall heater

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Replace heavily worn out window screen

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI

2. Outlet on right wall has open grounds, repair

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

1.1 Living Room/Living Room Present
9/30/2026 No access to unit as front gate locked and loose dog on porch 2:08pm, picture submitted.

1.1 Living Room/Living Room Present
Rear unit address is 2513
No show 9/30/2026 1:50pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:53pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 2:14pm, picture submitted.

1.1 Living Room/Living Room Present
9/30/2026 Tenant no show 1:45pm, picture submitted.

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace cracked receptacle in hallway
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace patio hand railing, dry rotted.
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5 Other Rooms/Window Condition
Replace heavily worn out window screen
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Replace dry rotted patio railing
4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Common area smoke detector inoperable, replace

2. Install carbon monoxide detector in unit
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4 Bathroom/Security
Remove keyed entry lock from bathroom door
2.3 Kitchen/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet behind refrigerator missing cover plate
1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- outlet left of heater
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
master bedroom sink chipping - repair/replace
4.7 Other Rooms/Wall Condition
bedroom wall damaged - repair/repaint
1.1 Living Room/Living Room Present
9-28-26 no show 2358 Emeric ave took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
8.7 General Health and Safety/Other Interior Hazards
2x hallway smoke detectors inop
4.4 Other Rooms/Security
remove key lock from bedroom doors
remove latch lock from bedroom door
3.3 Bathroom/Electrical Hazards
GFCI missing in 2x bathrooms
2.12 Kitchen/Sink
faucet handle missing
2.13 Kitchen/Space for Storage, Prep and Serving
drawer not on track missing tracks - repair/replace
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop - repair/replace
8.6 General Health and Safety/Interior Stairs and Common Halls
hallway floor has very large bump - safety/tripping hazard - repair/replace

3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
4.4	Other Rooms/Security bedroom locked unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.1	Living Room/Living Room Present 30 min pre-call 415-706-5268
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing

1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
8.7 General Health and Safety/Other Interior Hazards
1st & 2nd fl smoke detector missing
2nd fl Co detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
6.3 Building Exterior/Condition of Roof and Gutters
bottom/underneath roof lip damged/worn - repair/replace/repaint
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
7.2 Heating and Plumbing/Safety of Heating Equipment
clear items blocking access to water heater
8.7 General Health and Safety/Other Interior Hazards
hallway CO detector missing
1.1 Living Room/Living Room Present
30 min pre-call 415-706-5268
4.10 Other Rooms/Smoke Detectors
bedroom smoke inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
30 min pre-call 510-305-0912
JC-10-1-26 O called in right before 4pm on 9/30 stating she had been waiting for the inspector sine 12:45pm. Advised it was a no entry. Owner expressed frustration as she claimed the tenant was also home. O wanted the arrival time. Inspector advised between 1-1:15pm. Owner requested this information be texted to her. Texted her via go-to. She is aware another letter will be issued. Added pc for next visit.
1.1 Living Room/Living Room Present
7-7-26 no show took picture sent email
9-30-26 no show took picture sent email
4.10 Other Rooms/Smoke Detectors
smoke detectors missing in 2x bedrooms
4.3 Other Rooms/Elecrtical Hazards
light switch cover plate - damaged/missing - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.7 General Health and Safety/Other Interior Hazards
2nd fl hallway smoke exceeds 10 yr - replace
1.1 Living Room/Living Room Present
615/2026 TENANT CALLED TO RESCHEDULE. HAS TO WORK AND AVAILABLE ONLY ON FRIDAYS. I ADVISED FRIDAYS NA/BOOKED. I HAVE 7/8/2026 11AM-2PM. ROY TOOK IT AND CONFIRMED. ALISON

5-1-26 No show no access to unit took picture sent email

8-18-26 no show took picture sent email
2.7 Kitchen/Wall Condition
large crack over garage door - repair/repaint
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
4.8 Other Rooms/Floor Condition
bedroom carpet worn/torn at entry - repair/replace
6.4 Building Exterior/Condition of Exterior Surfaces
panels on house damaged/dry rotted/cracked - repair/replace/repaint
front door frame and front window frame damaged/worn- repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
back yard & side of house has overgrowth - cut/remove
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing/inop

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-334-7862
9-30-26 no show took picture sent email called number no answer

9/30/26 received proof unit is family occupied

1.1 Living Room/Living Room Present
JC-10-1-26 Spoke to the tenant who called and advised the pm asked her to reach out for an extension. They are still working on the carpet repairs. Rescheduled from 10/2 to 11/5

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

1.8 Living Room/Floor Condition
Carpet torn and heavily soiled throughout unit, repair, replace or remove

2.11 Kitchen/Refrigerator
Light inoperable, repair

3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366

3.12 Bathroom/Tub or Shower
outer tub caulking damaged/worn - repair/recaulk/replace

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector exceeds 10yr - replace
bedroom smoke detector not secured - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
vent screen cover next to front door damaged - rodent access - repair/replace

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
front burner inop - repair/replace

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace

4.4 Other Rooms/Security
remove key locks from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - missing/inop

1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email

3.12 Bathroom/Tub or Shower
top of shower peeling - repair/repaint

4.10 Other Rooms/Smoke Detectors
bedroom smoke exceeds 10yr - replace
8.1 General Health and Safety/Access to Unit
living room smoke/Co detector - miss/inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
4.4 Other Rooms/Security
remove key lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8-3-26 no show took picture sent email
1.1 Living Room/Living Room Present
Pre call 30 min prior 510-236-8366
8.1 General Health and Safety/Access to Unit
entry door not staying closed as designed without locking deadbolt - repair/replace
1.1 Living Room/Living Room Present
10/1/26 occupied by son of owner

9-4-26 no show took picture sent email
1.1 Living Room/Living Room Present
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1.1 Living Room/Living Room Present
10/1/26 No show 9:25 am beige and brown house.
2.3 Kitchen/Electrical Hazards
open ground outlet. replace with gfci outlet
2.5 Kitchen/Window Condition
replace missing screens
3.12 Bathroom/Tub or Shower
deteriorating caulking around tub. recaulk tub.

missing faucet handle replace
3.3 Bathroom/Electrical Hazards
replace outlet with gfci outlet
6.3 Building Exterior/Condition of Roof and Gutters
repair disconnected gutters from roof.
6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on back and front side of home.
8.6 General Health and Safety/Interior Stairs and Common Halls
large cracks across ceiling and walls
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
low water pressure repair or replace
3.3 Bathroom/Electrical Hazards
loose outlet socket repair or replace
1.5 Living Room/Window Condition
replace screen
2.5 Kitchen/Window Condition
replace missing screens
2.7 Kitchen/Wall Condition
chipping and peeling paint
3.5 Bathroom/Window Condition
dry root on window seal repair or replace.

6.4 Building Exterior/Condition of Exterior Surfaces
hole on in wall back side of home.
8.10 General Health and Safety/Site and Neighborhood Conditions
cut overgrown grass and tress from property
1.1 Living Room/Living Room Present
10/1/26 No show 11:49 am beige and brown unit
1.1 Living Room/Living Room Present
10/1/26 No show 11:45 am beige and brown unit
1.3 Living Room/Electrical Hazards
broken outlet cover. replace
1.5 Living Room/Window Condition
replace missing screens
1.6 Living Room/Ceiling Condition
bubbling above door . repair or replace
2.10 Kitchen/Stove or Range with Oven
chipping and peeling paint on rangehood.
missing save knobs repair or replace
2.3 Kitchen/Electrical Hazards
open ground outlet. repair or replace.
2.5 Kitchen/Window Condition
replace screens
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
leaking under sink. repair or replace.
3.3 Bathroom/Electrical Hazards
open ground missing cover. repair or replace
4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
4.3 Other Rooms/Elecrtical Hazards
replace missing light cover
4.5 Other Rooms/Window Condition
replace missing screens
4.7 Other Rooms/Wall Condition
remove black discoloration
8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of garage/carport

cut overgrown trees grass bushes in rear of property
8.3 General Health and Safety/Evidence of Infestation
evidence of infestation professional extermination needed.
8.6 General Health and Safety/Interior Stairs and Common Halls
replace missing smoke and CO detectors

clear clutter from hall
1.1 Living Room/Living Room Present
10/1/26 No show 11:32 am
1.1 Living Room/Living Room Present
10/1/26 No show 11:20 am
8.1 General Health and Safety/Access to Unit
vacant unit
1.3 Living Room/Electrical Hazards
broken electrical outlet repair or replace.
1.6 Living Room/Ceiling Condition
bubbling above door evidence of water damage
1.7 Living Room/Wall Condition
hole in wall left side of door
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hole in wall behind toilet.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
replace stopper
3.12 Bathroom/Tub or Shower
leaking tub faucet.repair or replace
3.7 Bathroom/Wall Condition
remove black discoloration
4.10 Other Rooms/Smoke Detectors
replace missing smoke detectors

4.3 Other Rooms/Elecrtical Hazards
replace missing light cover

4.5 Other Rooms/Window Condition
replace screens

4.7 Other Rooms/Wall Condition
remove black discoloration

8.10 General Health and Safety/Site and Neighborhood Conditions
remove garbage and debris from front side rear and on top of the carport/garage.
overgrown grass and tress bushes in rear of property.

1.1 Living Room/Living Room Present
30 min pre-call 510-236-8366 -JC 7/28
10/1/26 no show 1:15 pm.
JC-8-26-26 Spoke to Sonya with Bartles last week. Pm advised this unit failed inspection as the tenant did not have detectors installed. Checked with the inspector and confirmed this unit failed and 5103 Panama A was the one that should have passed. Failed this unit and scheduled the R/I for 10/1 and mailed out notices. Called Sonya and advised her.

4.10 Other Rooms/Smoke Detectors
Replace missing smoke detector

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace missing smoke and CO detector

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show tenant refused entry took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:43am. Picture submitted.

2.11 Kitchen/Refrigerator
1. Light inoperable

2. Door gasket damaged, repair or replace gasket

2.13 Kitchen/Space for Storage, Prep and Serving
Replace missing kitchen cabinet door left of stove

2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

3.5 Bathroom/Window Condition
1. Window must be openable and remain open without props.

2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

8.1 General Health and Safety/Access to Unit
Install door knob on rear security gate

8.4 General Health and Safety/Garbage and Debris
Remove clutter in yard

8.6 General Health and Safety/Interior Stairs and Common Halls
Hall light inoperable, repair

2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT

8.7 General Health and Safety/Other Interior Hazards
Clear items surrounding hot water heater and blocking back door exit

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled

30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:33PM. REAR UNIT OF DUPLEX. No response to knocking on door. picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:45am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:50am. Picture submitted.

1.5 Living Room/Window Condition
Window lock damaged, repair or replace

2.10 Kitchen/Stove or Range with Oven
Burners are not self lighting, repair

3.6 Bathroom/Ceiling Condition
Complete repairs to bathroom ceiling and walls, paint once completed

3.7 Bathroom/Wall Condition
Repair damaged wall above tub

8.1 General Health and Safety/Access to Unit
Rear security gate damaged, torn which can lead to cutting hazard. Repair

8.7 General Health and Safety/Other Interior Hazards
Repair damaged ceiling in rear hallway

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:10pm. No response to knocking on door. Picture submitted
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:52am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 2:15pm, no response to knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:54am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
CH-10-28-25 call to gain access 510-235-2773

11/24/2025 Tenant no show 2:08pm, no response to pre-call or knocking on door. Picture submitted.
3-25-26 no show management no access to property
5-20-26 No show took picture sent email

10/1/2026 Pre called owner as requested, states he wasnt notified of scheduled inspection. Tenant no show at site 9:56am. Picture submitted.

1.1 Living Room/Living Room Present
CH-5-5-26 r/s from 5-6-26 to 5-20-26 Owner needs to get keys from tenant so he can grant access. This unit not able for any further rescheduled
30 MIN PRE-CALL 510-334-5462
11/24/2025 Tenant no show 1:00PM. PICTURE SUBMITTED.

8.7 General Health and Safety/Other Interior Hazards
2nd fl Co detector missing

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.3 Other Rooms/Elecrtical Hazards
Replace damaged receptacle at entry

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)

2.10 Kitchen/Stove or Range with Oven
Burners not self lighting, repair

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Fill large crack on exterior side of front stairs

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on exterior of unit

1.1 Living Room/Living Room Present
7/8/2026 OWNER MRS. BAL CALLED AND NEEDS TO RESCHEDULE. DAUGHTER IS GETTING MARRIED. A LOT OF FAMILY AND FRIENDS ARE FLYING IN FROM COUNTRIES. MOVED FROM 8/19/2026 TO 10/1/2026 11AM-2PM. OWNER CONFIRMED. ALISON

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Secure rear of vanity to wall.

3.12 Bathroom/Tub or Shower
Resurface tub

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
Right burners not self lighting, repair

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace

3.12 Bathroom/Tub or Shower
caulking in tub badly worn/discolored - remove/recaulk/repair

4.4 Other Rooms/Security
bedroom door frame and door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
living room/hallway smoke/Co detector missing

4.4 Other Rooms/Security
NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
caulking behind sink - worn/damaged - repair/recaulk
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke not working as designed - alert low - replace
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
8-10-26 no show took picture sent email
8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace
1.1 Living Room/Living Room Present
30 min pre-call to 510.260.4373. Owner requested a call with an eta first thing. Explained I would ask but could not guarantee that as it is not within the normal procedure 10/1- JC
2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. Range hood inoperable (fan and light), repair or replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Fixed wash basin or lavatory faucet is stopped up.
3.12 Bathroom/Tub or Shower
Resurface tub
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
4.4 Other Rooms/Security
remove key lock from bedroom door & bathroom door
1.1 Living Room/Living Room Present
6-26-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.1 Living Room/Living Room Present
PLEASE CALL TENANT AT 510-295-9426 UPON ARRIVAL (PLEASE ALLOW TEANT TIME TO GET TO THE DOOR)
7-7-26 no show took picture sent email
2.3 Kitchen/Electrical Hazards
open ground GFCI outlet
2.3 Kitchen/Electrical Hazards
outlet hot and neutral is reversed. repair or replace
3.7 Bathroom/Wall Condition
chipping and peeling paint. repaint
4.3 Other Rooms/Elecrtical Hazards
open ground outlet. repair or replace.
4.5 Other Rooms/Window Condition
cracked window repair or replace.
8.1 General Health and Safety/Access to Unit
remove double deadbolt lock from exterior front gate.
8.7 General Health and Safety/Other Interior Hazards
install smoke and CO detector in common area.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink faucet hard to turn on and off. repair or replace.
7.4 Heating and Plumbing/Water Heater
install proper earthquake strap

1.1 Living Room/Living Room Present
30 MIN PC 925-489-0735 OR 925-409-0735 GATE CODE #1212

7/27/2026 PM KUDA CALLED TO RESCHEDULE TENANT NA. PM WILL BE AVAILABLE NEXT TIME. MOVED FROM 7/28/2026 TO 8/5/2026 11AM-2PM. CONFIRMED. EMAIL LEASINGEMPOWERREALTYGROUP.COM ALISON

5/4/2026 Tenant no show 11:00am, call box number is inoperable. Picture submitted.

6/17/2026 Tenant no show/no access. Unable to enter secured site as callbox number is out of service. Picture submitted.

2.12 Kitchen/Sink
non working smoke detector repair or replace.

4.10 Other Rooms/Smoke Detectors
replace missing smoke detector

7.4 Heating and Plumbing/Water Heater
Replace water heater straps

1.1 Living Room/Living Room Present
4/24/2026 Tenant no show 10:30am, picture submitted.

5/22/2026 Tenant no show 2:45pm, picture submitted

1.7 Living Room/Wall Condition
Address severe discoloration on walls

2.10 Kitchen/Stove or Range with Oven
1. Burners not self lighting, repair

2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove

2.11 Kitchen/Refrigerator
Address rust inside of refrigerator, repair or replace unit

2.3 Kitchen/Electrical Hazards
Replace damaged receptacle right side of stove

2.7 Kitchen/Wall Condition
Repair opening on wall underneath sink

3.12 Bathroom/Tub or Shower
Clean discoloration in tub

4.5 Other Rooms/Window Condition
Clean discoloration on window

4.7 Other Rooms/Wall Condition
1. Address/ repair discoloration on walls and ceiling

2. Repair peeling paint on walls

6.4 Building Exterior/Condition of Exterior Surfaces
Repair peeling paint on complex

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.4 General Health and Safety/Garbage and Debris
1. Remove excessive recycling in driveway

2. remove old furniture and tires on back side of complex

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
CO2 not working please repair

1.1 Living Room/Living Room Present
10/1/26 met with tenant did not have key to garage no access 1:07 pm.
30 min pre-call 510-236-8366

1.1 Living Room/Living Room Present
JC-10-1-26 Owner called in RE the microwave fail. She advised there was another countertop microwave present. Explained the built in microwave that failed must either be removed or replaced. Advised at length that an inoperable appliance cannot be present.

2.10 Kitchen/Stove or Range with Oven
microwave inop - repair/replace

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
front room heater inop

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property took picture sent email
-6--23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/5/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email
8-6-26 no show took picture sent email

1.1 Living Room/Living Room Present
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet bunching badly - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater next to kitchen inop - repair/replace

8.10 General Health and Safety/Site and Neighborhood Conditions
backyard has large amount of overgrowth - cut/remove

1.1 Living Room/Living Room Present
NOTE FOR ROUTE: Please call Edgar (510)418-0826 upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpet torn throughout unit - repair/replace

2.3 Kitchen/Electrical Hazards
outlet next to sink not secure - repair/replace

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not working /stopping as designed - repair/replace

4.10 Other Rooms/Smoke Detectors
smoke detector in bedroom inop

4.4 Other Rooms/Security
bedroom door damaged - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector missing

1.1 Living Room/Living Room Present
Here is the property managers number for 456 20th St – Edgar (510)418-0826. Please call upon arrival for access to the complex.
9/30/2026 SPOKE WITH ZACK NEEDS TO RESCHEDULE ALL UNITS FROM A-F. NEEDS MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/23/2026 TO 11/19/2026 11AM-2PM. ALISON
4-30-26 no show no access to property. no number for office in directory took picture sent email
6-23-26 no show took picture sent email

1.8 Living Room/Floor Condition
carpeting worn/bunching - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
3.12 Bathroom/Tub or Shower
caulking in tub - worn/damaged - recaulk/repair
tub diverter inop - repair/replace
3.6 Bathroom/Ceiling Condition
discoloration - remove/repair/repaint
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector - missing
8.7 General Health and Safety/Other Interior Hazards
hallway smoke/Co detector missing
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light out
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
1.8 Living Room/Floor Condition
Carpet loose, repair.
3.12 Bathroom/Tub or Shower
Shower door loose in back bathroom.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave light not working.
2.12 Kitchen/Sink
Low water pressures in sink faucet.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.10 Kitchen/Stove or Range with Oven
Microwave not working, repair or replace.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
no key to enter unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.13 Kitchen/Space for Storage, Prep and Serving
Missing drawer in kitachen base cabinet.
8.7 General Health and Safety/Other Interior Hazards
Drywall damage in garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
3.12 Bathroom/Tub or Shower
Front bath shower door handlde loose, repair.
Back shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
2.12 Kitchen/Sink
Link at kitchen sink, repair.
7.4 Heating and Plumbing/Water Heater
Gas leak at water heater, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON

3.12 Bathroom/Tub or Shower
Shower deverter not working in back bathroom, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 9AM-12NOON. ALISON
8.7 General Health and Safety/Other Interior Hazards
Dark discoloration on reall wall of the garage, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Shower deverter non operative, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.12 Kitchen/Sink
Kitchen faucet not working properly, repair.
3.12 Bathroom/Tub or Shower
Front bathroom shower door loose, repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
No show, unable to access property.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7 Bathroom/Wall Condition
Clean and remove discoloration on bathroom walls (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Replace, low audible alert
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
3.12 Bathroom/Tub or Shower
Replace damaged tub pull knob (left bedroom level 3)
3.13 Bathroom/Ventilation
Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet by bathroom entry missing cover plate, replace
4.4 Other Rooms/Security
Replace missing front door for bedroom, door has been replaced with closet door

8.4 General Health and Safety/Garbage and Debris
Remove excessive amount of boxes in hallway creating egress issues level 3
8.6 General Health and Safety/Interior Stairs and Common Halls
1. Outlet at front entry missing cover plate, replace

2. Repair damaged wall at top of stairs, joist exposed.

3. Tenant to address discoloration/dirt on walls throughout unit

4. Tenant to clean heavily soiled flooring throughout unit
8.7 General Health and Safety/Other Interior Hazards
Replace missing carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/7/2026 TO 11/20/2026 11AM-2PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.5 Kitchen/Window Condition
Window must be openable and remain open without props.
3.13 Bathroom/Ventilation
Clean vent fan left bedroom level 3
3.3 Bathroom/Electrical Hazards
Ceiling light inoperable, repair (left bedroom level 3)
4.8 Other Rooms/Floor Condition
Carpet torn at entry, repair
8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
4.5 Other Rooms/Window Condition
Window will not open as designed, there is something in window track preventing it from opening in full. Repair.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
8.2 General Health and Safety/Exits
Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 11AM-2PM. ALISON
3.13 Bathroom/Ventilation
Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
4.3 Other Rooms/Elecrtical Hazards
Excessive clutter in room preventing access to outlets for inspection.
8.4 General Health and Safety/Garbage and Debris
Declutter unit
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector level 3
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON

3.7 Bathroom/Wall Condition
Clean/remove discoloration on wall by bathroom window (right bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
4.4 Other Rooms/Security
Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition
Repair window as it is hard to open
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
3.13 Bathroom/Ventilation
Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)
4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.10 Kitchen/Stove or Range with Oven
Range hood light inoperable, repair
3.12 Bathroom/Tub or Shower
1. Install safety guides (right bedroom level 3)

2. Shower head leaking, repair (left bedroom level 3)
1.1 Living Room/Living Room Present
10/2/2026 SPOKE WTH CINDY PM. NEEDS EXT. MORE TIME ON REPAIRS. ITEMS ARE ON BACK ORDER. MOVED FROM 10/9/2026 TO 11/20/2026 1PM-4PM. ALISON
2.12 Kitchen/Sink
Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
4.4 Other Rooms/Security
Remove keyed lock from interior door.
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
3.4 Bathroom/Security
remove keylock
3.7 Bathroom/Wall Condition
remove black discoloration
1.1 Living Room/Living Room Present
CH-7-31-26 Pre call 30 min prior 415-757-7235
2.12 Kitchen/Sink
deteriorated floor board under sink. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on back bottom half of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard . repair or replace.
8.7 General Health and Safety/Other Interior Hazards
replace missing smoke detectors.
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back wall rear of property
8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in back yard. repair or replace
6.4 Building Exterior/Condition of Exterior Surfaces
hole on bottom back part of house. repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches
gutters is detached from roof. repair or replace.
6.3 Building Exterior/Condition of Roof and Gutters
gutters detached from roof. repair or replace
6.3 Building Exterior/Condition of Roof and Gutters
gutters is detached from roof. repair or replace

6.4 Building Exterior/Condition of Exterior Surfaces
hole on wall rear of property.

8.10 General Health and Safety/Site and Neighborhood Conditions
leaning fence in rear of property. repair or replace.

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:20am, front unit. Picture submitted.
6/23/2026 Tenant no show 9:45am, picture submitted.

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.

6.4 Building Exterior/Condition of Exterior Surfaces
chipping and peeling paint on front and rear side of house. repaint or remove.

1.1 Living Room/Living Room Present
4/30/2026 Tenant n show, no response to knocking on door or ring camera 11:22am. Picture submitted.

3.12 Bathroom/Tub or Shower
Repair damaged flooring in tub enclosure

4.10 Other Rooms/Smoke Detectors
Replace, current smoke detector exceeds 10 year life span and is also inoperable

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Window must be openable and remain open without props.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector and carbon monoxide detector in unit

8.7 General Health and Safety/Other Interior Hazards
Hall light inoperable, repair

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite
hood range fan inop

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

4.5 Other Rooms/Window Condition
has discoloration/water damaged remove/repair/replace

4.8 Other Rooms/Floor Condition
water damaged/discoloration - floor boards water damaged - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted
6/23/2026 Tenant no show 9:47am, picture submitted.

3.12 Bathroom/Tub or Shower
replace missing shower head.

3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop -repair /replace

2.10 Kitchen/Stove or Range with Oven
all burners must self ignite

8.7 General Health and Safety/Other Interior Hazards
Co detector missing

7.4 Heating and Plumbing/Water Heater
could not access water heater.

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.5 Other Rooms/Window Condition
window/frame has discoloration - remove/repair

3.12 Bathroom/Tub or Shower
Tub/Shower Faucet Knob(s) Damaged / Missing.
shower door not sliding smoothly as designed - repair/replace

1.1 Living Room/Living Room Present
4/30/2026 Tenant no show, rear right unit. No response to knocking on door, dog barking inside of front window. Picture submitted 11:27am

6/23/2026 Tenant no show 9:50am, picture submitted

8.1 General Health and Safety/Access to Unit
no show- maintenance did not have permission to enter nor the key. dog barking inside.
1.1 Living Room/Living Room Present
4/30/2026 Tenant no show 11:30am, rear left unit. No response to knocking on front door, ring camera inoperable. Picture submitted.

6/23/2026 Tenant refused entry and states he wasnt aware of scheduled inspection. Picture submitted.
7.4 Heating and Plumbing/Water Heater
could not locate
1.1 Living Room/Living Room Present
4/30/2026 Vacant unit, no access. Picture submitted

6/23/2026 Vacant unit, no access, picture submitted.
2.12 Kitchen/Sink
Repair/Replace loose Faucet Assembly
8.7 General Health and Safety/Other Interior Hazards
hallway smoke inop
6.4 Building Exterior/Condition of Exterior Surfaces
peeling and chipping paint . remove or repaint.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Toilet base loose
3.12 Bathroom/Tub or Shower
peeling and chipping inside of tub. resurface or replace.
3.4 Bathroom/Security
remove door latch lock
2.11 Kitchen/Refrigerator
Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower
1. Caulk inside of tub damaged, repair

2. Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
1.1 Living Room/Living Room Present
9-29-26 no show took picture sent email
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
8.7 General Health and Safety/Other Interior Hazards
1st fl Co detector missing
4.10 Other Rooms/Smoke Detectors
Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12 Bathroom/Tub or Shower
H/C handle not properly secure
3.12 Bathroom/Tub or Shower
shower head leaking - repair/replace
3.5 Bathroom/Window Condition
window/frame has discoloration remove/repair

Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition
bedroom screen missing - replace
4.4 Other Rooms/Security
Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security
front door striker plate missing

6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch missing railing - repair/replace
3.4 Bathroom/Security
remove key lock from master bedroom bathroom door
3.8 Bathroom/Floor Condition
The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace
4.4 Other Rooms/Security
remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions
backyard side fence damaged not properly secure - repair/replace
2.10 Kitchen/Stove or Range with Oven
all burners must self ignite - middle burner - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
left sink in master bedroom bathroom leaking from underneath - repair/replace
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop - repair/repalce
remove key lock from all 3x hallway closets
4.4 Other Rooms/Security
remove key locks from all 5x bedroom doors
3.3 Bathroom/Electrical Hazards
hallway bathroom GFCI outlet missing
3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle 1/2 bath level 1
4.4 Other Rooms/Security
remove key lock from 2x bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway Co detector inop
4.4 Other Rooms/Security
remove key locks from all bedroom doors
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing in 2x bathrooms
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet handle not stopping as designed - repair/replace
2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace
4.5 Other Rooms/Window Condition
bedroom screen missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.4 Heating and Plumbing/Water Heater
discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
2.10 Kitchen/Stove or Range with Oven
remove foil from stove
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater control inop unable to test heater - repair/replace
4.4 Other Rooms/Security
remove key locks from all bedroom doors
4.10 Other Rooms/Smoke Detectors
smoke detector missing in garage bedroom
8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector inop/missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL (415)676-7834
4/7/2026 OWNER MRS LEE CALLED TO RESCHEDULE RE-IN. NEEDS MORE TIME ON ITEMS. SHE REQUESTED FOR NEXT WEEK, I ADVISED HER UNFORTUNATELY NEXT WEEK IS BOOKED. MOVED FROM 4/10/2026 TO 4/20/2026 1PM-4PM. ALISON
7-20-26 no show

10-16-25 no show took picture sent email
12-11-25 no show took picture sent email
1-21-26 no show no took picture sent email
5-28-26 no show took picture sent email
7-7-26 no show spoke to owner to give her a 30 min pre-call & she stated that she wanted to cancel and reschedule

4.3 Other Rooms/Elecrtical Hazards
Damaged outlet presents an electrical hazard.
-replace cracked receptacle by door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace
shower handle not stopping as designed - repair/replace

8.6 General Health and Safety/Interior Stairs and Common Halls
hallway light has a short - repair

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

4.4 Other Rooms/Security
remove key lock from 2x bedroom doors

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.4 Bathroom/Security
remove key lock from bathroom door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

7.1 Heating and Plumbing/Adequacy of Heating Equipment
2x heaters inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

2.1 Kitchen/Kitchen Area Present
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

1.7 Living Room/Wall Condition
wall behind heater damaged - repair

8.1 General Health and Safety/Access to Unit
unit number missing on front door

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685
10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

3.12 Bathroom/Tub or Shower
tub worn/damaged - repair/resurface/replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

under renovation

1.1 Living Room/Living Room Present
CH-8-10-26 spk w owner r/s from 8/14/26 to 10/1/26 Owner out of town and tenant unavailable Pre call 30 min prior 916-206-3685

10-1-26 no show property management no access to unit

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850
8-4-26 no show took picture sent email

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose - repair/replace

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

1.1 Living Room/Living Room Present
30 MIN PRE-CALL 510-915-8850

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector missing

4.4 Other Rooms/Security
remove key lock from bedroom door

8.7 General Health and Safety/Other Interior Hazards
hallway smoke - inop/missing

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace

3.2 Bathroom/Electricty
light fixture cover missing - replace

3.3 Bathroom/Electrical Hazards
GFCI outlet missing

8.10 General Health and Safety/Site and Neighborhood Conditions
yard has a large amount of over growth - cut/remove

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.5 Other Rooms/Window Condition
Move bed blocking access to quick release for security bars

6.2 Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit

4.10 Other Rooms/Smoke Detectors
Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

4.10 Other Rooms/Smoke Detectors
Replace, exceeds 10 year life span (2012)

8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

3.13 Bathroom/Ventilation
fan not working as designed - repair/replace

3.6 Bathroom/Ceiling Condition
ceiling above shower damaged - repair/repalce

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.12 Kitchen/Sink
hole underneath sink - repair

2.3 Kitchen/Electrical Hazards
GFCI outlet missing

8.3 General Health and Safety/Evidence of Infestation
property has rodent infestation - treat/remove

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
hood range light inop - repair/replace

8.7 General Health and Safety/Other Interior Hazards
smoke/Co detector inop

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.7 Living Room/Wall Condition
large hole at bottom of shelf - repair/repaint

4.10 Other Rooms/Smoke Detectors
2x smoke detectors missing

4.4 Other Rooms/Security
2x bedroom doors off frame - repair/repalce

5.2 Secondary Rooms/Security
garage door damaged - repair/replace

7.7 Heating and Plumbing/Sewer Connection
Ext. Yard = Sewerage Leakage Present.Health Hazard.

8.1 General Health and Safety/Access to Unit
front gate gets jammed not opening properly - repair/replace
address on unit not secure - repair/replace

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
10-2-26 no show took picture sent email

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

1.3 Living Room/Electrical Hazards
Light switch cover plate damaged, replace

2.10 Kitchen/Stove or Range with Oven
Replace rusted drip pans

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- replace missing cover plate right wall

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Install permanent mounted heat source in unit

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, replace

1.1 Living Room/Living Room Present
6-30-26 No show took picture sent email
8-10-26 no show took picture sent email
10-2-26 no show took picture sent email

2.10 Kitchen/Stove or Range with Oven
Oven inoperable, repair or replace

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

8.1 General Health and Safety/Access to Unit
Install unit number "a" in front of door

8.6 General Health and Safety/Interior Stairs and Common Halls
Install common area smoke detector

1.1 Living Room/Living Room Present
7/17/2026 Tenant no show 9:40am, picture submitted.

2.10 Kitchen/Stove or Range with Oven
1. Right rear burner inoperable, repair
2. range hood vent screen missing, replace

2.3 Kitchen/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet right of stove

3.3 Bathroom/Electrical Hazards
A missing and/or cracked coverplate presents an electrical hazard.

4.10 Other Rooms/Smoke Detectors
Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet under window

4.5 Other Rooms/Window Condition
Window screen damaged, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Patio light inoperable, repair

refused at door 08/07/2026 - tenant could not speak English

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair

1.1 Living Room/Living Room Present
8-3-26 no show took picture sent email

1.5 Living Room/Window Condition
window missing/broken - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range light /fan inop

8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing

8.2 General Health and Safety/Exits
bedroom patio door lock not working

4.10 Other Rooms/Smoke Detectors
smoke detector missing in 2x bedrooms

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
hallway toilet base loose

3.8 Bathroom/Floor Condition
tiles next to base of tub broken damaged - repair/replace

2.10 Kitchen/Stove or Range with Oven
hood range worn/peeling - repair/replace

4.8 Other Rooms/Floor Condition
carpet at bedroom entry worn/torn - repair/replace
7.4 Heating and Plumbing/Water Heater
water heater discharge pipeline missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
2.12 Kitchen/Sink
worn/damaged/chipping - repair/resuface/replace
8.7 General Health and Safety/Other Interior Hazards
front and back door have airgap at bottom -repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop
4.4 Other Rooms/Security
remove key lock from bedroom door
2.4 Kitchen/Security
back door lip at exit worn/damaged - repair/replace
4.8 Other Rooms/Floor Condition
carpet worn/torn at bedroom entry - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
toilet base loose
2.11 Kitchen/Refrigerator
exterior doors very badly worn/rusted - repair/replace
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
6.3 Building Exterior/Condition of Roof and Gutters
bottom of back porch roof lip damaged/not secure - repair/replace
4.2 Other Rooms/Electricity/Illumination
bedroom light inop
2.3 Kitchen/Electrical Hazards
GFCI outlet missing
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace
1.4 Living Room/Security
key sticks in front entry door locks - hard to pull out - repair/replace
2.5 Kitchen/Window Condition
lock latch broken - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
interior of vanity cabinet vey badly rusted - replace
3.8 Bathroom/Floor Condition
peeling up at tub base - repair/replace
3.12 Bathroom/Tub or Shower
diverter inop
3.3 Bathroom/Electrical Hazards
GFCI outlet missing
1.8 Living Room/Floor Condition
carpet bunching throughout unit tripping hazard - repair/replace
8.10 General Health and Safety/Site and Neighborhood Conditions
gate on side of house damaged - repair/repalce
1.3 Living Room/Electrical Hazards
outlet cover damaged - replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
faucet base loose - repair/replace
8.7 General Health and Safety/Other Interior Hazards
light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - repair/replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

2.11 Kitchen/Refrigerator
Light inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
1. Light switch cover missing, replace

2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Low hot water pressure, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Replace missing striker plate on rear door frame

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

3.12 Bathroom/Tub or Shower
Constant drip from tub spout, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Earthquake straps needed on top and bottom.

2. Install discharge pipe, within 6" of floor.

1.7 Living Room/Wall Condition
Heavy yellow discoloration on walls throughout unit, repair

2.10 Kitchen/Stove or Range with Oven
Right rear burner inoperable, repair

2.11 Kitchen/Refrigerator
Light inoperable, repair

2.3 Kitchen/Electrical Hazards
Replace damaged/inoperable GFCI receptacle

3.3 Bathroom/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Ceiling light inoperable, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.12 Bathroom/Tub or Shower
Resurface tub

4.3 Other Rooms/Elecrtical Hazards
No access to receptacles due to excessive clutter in room, outlets must be inspected

4.5 Other Rooms/Window Condition
Tenant clear excessive items in room to allow access to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector inoperable, repair or replace

3.4 Bathroom/Security
Remove latch lock from bathroom door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.7 General Health and Safety/Other Interior Hazards
Carbon monoxide detector inoperable, repair or replace

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
1. Wtr. Htr. = Missing Pilot Light Cover.

2. Earthquake straps needed on top and bottom.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
Secure toilet base to floor

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

7.4 Heating and Plumbing/Water Heater
Wtr. Htr. = Missing Pilot Light Cover.

8.1 General Health and Safety/Access to Unit
Install deadbolt on rear door

2.10 Kitchen/Stove or Range with Oven
Clean grease splatter on range hood

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom

4.3 Other Rooms/Elecrtical Hazards
A missing and/or cracked coverplate presents an electrical hazard.
- outlet by right window

4.4 Other Rooms/Security
Remove keyed lock from interior door.

7.4 Heating and Plumbing/Water Heater
Earthquake straps needed on top and bottom.

1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

3.3 Bathroom/Electrical Hazards
GFCI inoperable, replace

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.4 Other Rooms/Security
Remove keyed lock from interior door.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

4.3 Other Rooms/Elecrtical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

4.3 Other Rooms/Elecrtical Hazards
Clear items in room to allow access to outlets for inspection

4.5 Other Rooms/Window Condition
Clear items to allow clear path to window (fire exit)

7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair

8.1 General Health and Safety/Access to Unit
Install deadbolt lock on rear door

2.10 Kitchen/Stove or Range with Oven
Remove foil from stove as it can maintain oils and become fire hazard

4.4 Other Rooms/Security
remove keyed locks on all bedroom doors

4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

2.12 Kitchen/Sink
Faucet damaged/leakage.

8.6 General Health and Safety/Interior Stairs and Common Halls
Install carbon monoxide detector in unit

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.4 Other Rooms/Security
remove key lock from bedroom door

7.1 Heating and Plumbing/Adequacy of Heating Equipment
heater inop - repair/replace

1.1 Living Room/Living Room Present
JC-10-5-26 Spoke to the owner and advised of the no entry. Owner is aware and requested to reschedule to a Friday in Nov. R/S to 11/13
10/1/2026 Tenant no show 11:00am, picture submitted

4.10 Other Rooms/Smoke Detectors
bedroom smoke detector inop

7.1 Heating and Plumbing/Adequacy of Heating Equipment
thermostat and inop unable to test heater - repair/replace